
OAKS NORTH MANAGEMENT CORPORATION NO. TWO

c/o Elite Community Management
11717-110 Bernardo Plaza Court
San Diego, California 92128
Service: (858) 485-0672 Business: (858) 485-0881

Information for Those Considering Renting Their Unit

Section 11.12 of the 2007 Amended and Restated Declaration of Restrictions for Oaks North Management Corporation No. Two governs the leasing and rental of Oaks North 2 properties. This is a summary of those rules.

All leases and rental agreements must be in writing with a copy submitted to Elite Management.

No lease or rental shall be for a period of less than thirty days or for hotel or transient purposes.

The renting owner must submit to the Association the names of all tenants and members of a tenant's family occupying the unit, provide the make, model and license number of all residents' vehicles, a telephone number for the tenant and keep all information current. The Tenant Information Form is attached.

Tenants are required to observe all rules and regulations contained in the *Declaration of Restrictions and Homeowners and Residents Guide* which must be provided to tenants. Particular attention should be paid to those rules regarding parking.

Owners must notify the Association of the address and telephone number where such Owner can be reached.

Violation of the Governing Documents by Owners, tenants or rental agents are subject to fines and other sanctions.

Additionally, tenants are bound by the Rules and Regulations of the Oaks North Community Center, copies of which are available at the office of the Oaks North Community Center, 12578 Oaks North drive, San Diego, CA 92128.

Tenants are required to complete an Age Verification Form and, if key fobs are to be issued, a Tenant Authorization form. This may be accomplished at the Oaks North Community Center. Issuance of key fobs to a tenant will cause the owner's key fobs to be canceled.

Owners that rent their unit for more than six days in a calendar year must file and pay the San Diego Rental Unit Business Tax.

Please help us preserve the peaceful and residential character of our Association by ensuring that your tenants receive all required documents, that you file all required documents with Elite Management (lease and Tenant Information Form) and the Oaks North Community Center (Age Verification Form and Tenant Authorization Form) and that your tenants abide by all rules and regulations.