BYLAWS OF

OCEANSIDE MANUFACTURED HOMEOWNERS ALLIANCE, INC.
November 8, 2026

ARTICLE I --- NAME AND PURPOSE

1. **Name**: The name of the organization shall be: OCEANSIDE MANUFACTURED HOMEOWNERS ALLIANCE, INC. (a.k.a., "OMHA" and hereinafter called "the Alliance") and it shall be organized as a Non-Profit Public Benefit Corporation under the laws of the State of California.

2. **Purpose**: This corporation is organized and operated exclusively for Social Welfare purposes within the meaning of 501 (c) (4) of the Internal Revenue Code.

ARTICLE II --- POINT OF CONTACT

1. The mailing address is: OMHA, P. O. Box 642, San Luis Rey, California, 92068. The Board of Directors of the Alliance is granted full authority to relocate said office within the City of Oceanside as it deems necessary.

ARTICLE III --- MEMBERSHIP

1. Eligibility for Membership:

A. Application for membership will be open to all manufactured homeowners in Oceanside, with the exception of park owners and park management personnel.

B. Application for Voting Membership will not be open to any individual previously removed from office and/or removed from membership by a majority vote of the Board of Directors pursuant to Article IV, Section 11, "Removal for Cause."

2. Annual Membership: Voting rights in Alliance elections are one vote per household. With a majority vote from the Board, the annual membership dues may be changed. Donations may be accepted by members and non-members.

ARTICLE IV - GOVERNMENT

1. Board of Directors: The Alliance is be governed by a Board of Directors which is responsible for its overall policy and direction, as well as its day-to-day operations. The Board is authorized to delegate responsibility for some of its activities to committees which it may appoint.

2. Composition and Quorum: The Board consists of the following seven (7) members: President, Vice President, Secretary, Treasurer and three (3) Directors-at-Large. Four (4) Board members constitute a quorum. Additional Directors may be appointed as needed by the Board.

3. Compensation: Board members will receive no compensation other than reimbursement for reasonable expenses as approved by the Board of Directors. Board approval is needed for all expenses exceeding one hundred dollars ($100) per transaction, per year.

4. Term of Office: All Board members shall serve for a two-year (2-year) term, and are eligible for re-election without restriction.

5. Board Elections: The Alliance elections will be held annually during a combined Board and General membership meeting. The election for President, Treasurer and one (1) Director-at-Large will be held during the ODD numbered years. The election for Vice President, Secretary and two (2) Directors-at-Large will be held during the EVEN numbered years. The election meeting date and time each year will be determined by a majority vote of the Board. Members must be notified at least 60 days in advance of the election meeting.

6. Election Procedures:

A. The Board will annually notify all members of offices for which an election will be held at the combined Board and General Membership election meeting. An official Nomination form will be available to members via the website outlining the following rules:

(1) In order to be a candidate, nominate a candidate or vote for a candidate one must be a paid member.
(2) A member may hold only one elected office at a time.
(3) The nominator must complete, sign and date the nomination form which will include a summary of the nominee's qualifications. Current Board members running for office will be named and do not need to fill out a nomination form. A member may nominate themselves or another member.
(4) To qualify for election, a nomination form must be received by the Alliance no later than 30 days before the Board and General Membership meeting. The Vice President, or a Director-at-Large, shall verify that the nomination is valid and include it on the official election form.

B. All candidates for each office will be listed on the official election form.

C. If there is no opposition to a candidate for office, the election may be decided by "Acclamation" by the membership at the election meeting.

D. Each member will be issued an official election ballot/form and shall choose one (1) candidate for each office. A committee of two (2) volunteer members, not seeking office themselves, will tabulate the votes. The candidate for each office with the highest number of votes will be declared the victor. Members will be notified of the results in a timely manner. In the event of a tie vote, the present Board of Directors will hold a meeting of the Board of Directors to determine the outcome of the vote, based on which candidate is best qualified for the office.

E. The newly-elected officers will assume their duties on January 1 of the New Year.

F. Absentee/Proxy Voting:

(1) Members of the organization shall have the right to vote by absentee ballot. Absentee ballots may be submitted via mail, email, or proxy.

(2) The organization shall provide absentee ballots to all members in good standing upon request.

(3) All absentee votes shall be counted as if cast in person at the meeting. Absentee ballots must be received by the designated officer or agent prior to the close of voting.

(4) Members shall be notified of the absentee voting option in the notice of the meeting, including instructions for obtaining and submitting absentee ballots.

7. Park Representatives: This is an appointed position. The President and/or Vice President selects a Park Representative from the volunteer members living within each park, based on the qualifications of the Alliance member. Park Representatives are given a description of the duties and a procedure to follow to carry out their duties. The Park Representative must live in their park and be current in their membership dues. Those person(s) wishing to volunteer for the position must notify the Vice President. In the event of more than one volunteer for each member park, one volunteer may be designated by the Vice President as Park Representative, and another as Alternate Park Representative. The Alternate may assist the primary Park Representative as needed, and become acting Park Representative in the event that the primary Park Representative is unable to fulfill their duties. In the event that a Park Representative resigns or is unable to continue with their duties, and there is no Alternate Park Representative for the member park, the President will appoint a new Park Representative.

8. Duties of a Park Representative: A Park Representative is responsible for the dissemination of Alliance information and materials to members residing within their respective parks. Under the direction of the Vice President, a Park Representative shall be the primary recruiter(s) for new members. In order to stay well-informed, a Park Representative and/or their alternate are strongly encouraged to attend Alliance and Board of Directors meetings, be familiar with 16B Rent Control, the Mobilehome Residency Law (MRL) and inspections required by city code.

9. Board of Directors Vacancy: All Board of Directors' positions are voluntary. Nothing binds any Board member to the office except his/her own personal commitment. Should any Board member vacate office before the end of their term, for any reason, the Board of Directors, by majority vote, will appoint a replacement for the open position for the remaining term of office.

10. Resignation of Board Member(s): Any resignation by a member of the Board of Directors must be made in writing, directed to the President (or to the Vice President, in the case of the President's resignation.)

11. Removal for Cause: Any member of the Alliance, including, but not limited to, a member of the Board of Directors or a Park Representative**,** may be subject to removal from office and/or termination of membership from the Alliance in accordance with California Corporations Code Sections 7340-7341, as they pertain to affairs related to the Alliance:

A. Dishonesty, willful or reckless misconduct
B. Intentional failure to perform duties; failure to follow reasonable instructions of the President and/or Board of Directors
C. Reckless misconduct, breach of fiduciary duties
D. Reckless violation of provisions of the bylaws and other pertinent laws

Anyone being considered for removal must be given at least fifteen (15) days notice of the removal and the reasons for it. The individual being considered for removal will be provided with an opportunity to be heard, orally or in writing, not less than five (5) days prior to the effective date of the removal.

ARTICLE V --- MEETINGS

1. Board Meetings: The Board of Directors will meet monthly~~,~~ or as otherwise ~~as~~ determined by a majority vote of the Board**,** to conduct the business of the Alliance, including, but not limited to, receiving reports from Officers, Directors, Park Representatives, committees and general members, and acting on those items as required. General members may attend Board meetings; however, anyone wishing to address the Board must have their topic of discussion placed on the agenda by notifying the President of the Alliance at least three (3) days in advance of the meeting. Board meetings will be held as agreed by a majority of the Board members. Electronic means such as Zoom may be used in place of in-person Board meetings.

2. General Membership Meetings: General Membership Meetings for such purposes as updating members on relevant matters and conducting elections may be held quarterly or otherwise as determined by a majority vote of the Board. Notification of General Membership Meeting dates and times will be sent in advance to all members. Meetings may be held electronically.

3. Combined Board and General Membership Meetings: Meetings may be combined, as deemed necessary by the Board. The combined meetings with advance notice will be held on a date determined by a majority vote of the Board.

ARTICLE VI --- DUTIES OF THE BOARD MEMBERS

1. President: The President generally oversee**s** the operation of the organization. They will schedule the agenda for and preside over all Board and General Membership meetings. Additionally, the President should be familiar with the work of duly appointed committees and legislative matters of importance to the organization. They shall oversee the maintenance of the official archives of the Alliance, including financial and minute records. With the consent of two (2) other members of the Board, the President may convene special meetings at any time, upon 48-hours advance notice.

2. Vice President: The Vice President will conduct the duties of the President in their absence and shall assume such other duties as requested by the President. They will oversee membership recruitment by

supporting the efforts of the Park Representatives. The Vice President will support the Park Representatives through information~~,~~ and Park meetings. The President will also seek to fill a vacancy in a Park Representative position from among member volunteers from that park. The Vice President serves as the officer in charge of the Election Process.

3. **Secretary**: The Secretary or in their absence, a person officially designated by a majority vote of the Board to assume the duties of the Secretary, will record the minutes of every meeting, without exception. They will also maintain the current year Special, Board and General Membership minutes and make copies of these records available to Board members, within seven (7) business days of said meeting, for correction.

4. **Treasurer:** The Treasurer will maintain all financial records of the income and expenditures. They will present a report of the current financial standing at all Board and general membership meetings. If the treasurer cannot give the report, they shall make current records available to the President, Vice President and Secretary. The Treasurer, President and/or Vice President can write checks for payment of all debts. Checks will be available to the designated signers (President, Vice President and Treasurer) at all times. Should the Treasurer leave office for any reason prior to the end of their term, the President and Vice President will recommend a replacement. Knowledge of "Best Practices" accounting skills is a requirement for the position.

5. **Director-at-Large:** There are three (3) Director-at-Large positions. The main responsibility of the Director-at-Large is to support the Board. Duties are to be determined by the Board and can vary.

6. **Additional Directors-at-Large:** The President and Vice President may appoint additional Directors-at-Large from the general membership. The main duties are to support the Board.

7. Board members, upon election, will make a good faith effort to familiarize themselves with local and state laws and agencies dealing with manufactured home living.

ARTICLE VII --- OTHER PROVISIONS

1. **Rules of Order**: All meetings of the Alliance will be conducted in accordance with Robert's Rules of Order, as amended, insofar as those rules do not conflict with any portion of these Bylaws.

2. **Amendments to Bylaws**: These Bylaws may be amended by a majority of the Board of Directors and approved by a vote of two-thirds of the current members present at a general membership meeting. The revised Bylaws will be made available to all members.

3. **Non-Liability of Members**: A member of the Oceanside Manufactured Homeowners Alliance, Inc. will not, solely because of such membership, be liable for any debts, obligations or liabilities of the Alliance.

4. **California Corporations Code**: Nothing in these Bylaws is intended to be in conflict with the California Corporations Code for Non-Profit Mutual Benefit Corporations, Part 3, Chapter 1, Sections 7150 – 7153, Bylaws. The Alliance Bylaws are to be kept current and reviewed yearly.

5. **Availability of Articles and Bylaws**: Pursuant to California Corporations Code § 7160, the Alliance will keep at its principal office, in this state, the original or a copy of its Articles of Incorporation and Bylaws, as amended to date, which will be open to inspection by the members at all reasonable times during office

hours. A copy of the Articles of Incorporation and/or Bylaws, as amended to date, will be posted on the Alliance website.

6. OMHA Dissolution: In the event that Oceanside Manufactured Homeowners Alliance (OMHA) should be dissolved without a plan of reorganization and all debts are paid, any/all remaining funds in the OMHA treasury shall be returned to each participating park's HOA, based on each park's percentage of the total contributions remaining in the membership fund. For any participating park that does not have an active or legally recognized HOA at the time of dissolution, that park's percentage of the remaining funds shall be divided equally and distributed directly to the individual registered OMHA member households within that specific park.

OCEANSIDE MANUFACTURED HOMEOWNERS' ALLIANCE INC, a California Corporation, by:

DATE:_____ _____

PENELOPE RUSSELL
PRESIDENT

DATE:_____ _____

LINDA SLATER
VICE PRESIDENT

DATE:_____ _____

SARAH HERMANNS
SECRETARY

DATE:_____ _____

TREASURER

DATE:_____ _____

DONNA COOPER
DIRECTOR-AT-LARGE

DATE:_____ _____

DIRECTOR-AT-LARGE

DATE:_____ _____

DIRECTOR-AT-LARGE