



Niguel Shores Community Association  
 Architectural Committee (AC)  
 NON-STANDARD LANDSCAPING APPLICATION  
 SEA TERRACE I / SEA TERRACE II TOWNHOMES  
 (TRACTS 6881, 6884, 7515, 8602)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 Date Received by NSCA Office

|                                       |                     |                     |
|---------------------------------------|---------------------|---------------------|
| Owner's Name:                         | Tract:              | Lot:                |
| Property Address:                     |                     |                     |
| Mailing Address (No Post Office Box): |                     |                     |
|                                       |                     |                     |
| Home Phone: (     )                   | Bus. Phone: (     ) | Cell Phone: (     ) |
| Email address:                        |                     |                     |

**QUALIFICATIONS:**

- Requested planting modifications are limited to the planter strip areas adjacent to the garage structure and the front fence line.
- Front sod (lawn) area may not be altered.

**OWNER'S ACKNOWLEDGMENTS:**

In accordance with the *Rules and Regulations* of the Niguel Shores Community Association, members must not add, remove or change plants in any of the common areas or front yard easement areas maintained by Association without the approval of the Architectural Committee.

By submitting this form the applicant agrees to the following:

- Only the modifications requested in this form will be considered by the Architectural Committee. Requirements for submittal are found on page 2 of this document. Only completed applications will be accepted.
- Any proposed alteration of an easement area must be submitted to and approved by the Architectural Committee prior to the commencement of the modification.
- The installation of non-standard landscape requires the property owner to maintain the landscape and irrigation system. The Association's reclaimed irrigation will be disabled and may not be reconnected unless the Association's standard landscaping is replaced, at the homeowner's expense.
- The property owner is responsible for disclosing the approval of non-standard landscape, maintenance requirements for non-standard landscape, and the cost associated with replacement of standard landscape (if requested) to a future buyer.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Owner



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**Architectural Committee (AC)**  
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Description of Work: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The following information must be provided to the Architectural Committee for review and consideration:

- Plan set in PDF format on a CD, Flash Drive or other media
- Two (2) sets of paper (or hard copy) plans that include:
  - \* plant types and locations
  - \* drainage plan
  - \* irrigations plan
  - \* lighting plan (if applicable)
  - \* brochures and details for all finish materials (paving, brick, light fixtures, etc.)

**PLEASE DO NOT WRITE BELOW THIS LINE**

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- Committee Action:  APPROVED
- APPROVED w/ CONDITIONS
- DISAPPROVED

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of AC Chairman



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**RESPONSIBILITY AGREEMENT FOR NON-STANDARD LANDSCAPING**

This form is to be completed by the escrow office and returned to the Niguel Shores Community Association office with escrow closing documents and payment demand checks.

**Property address** \_\_\_\_\_

**To:** Niguel Shores Community Association  
 33654 Niguel Shores Drive, Dana Point, CA 92629

**This office has been notified that the property noted above has non-standard landscaping, and both the buyer and seller have been informed accordingly. The Landscape Contractor has determined that the cost to restore the landscaping to Association standard landscaping is \$\_\_\_\_\_.**

In accordance with the governing rules of the Niguel Shores Community Association, the Buyer understands that he/she may accept or refuse to accept the non-standard landscaping. Further, the buyer understands that if he/she accepts it, he/she accepts all future responsibility for its care and maintenance, and all associated costs thereof.

Both Buyer and Seller understand that if the Buyer refuses to accept such responsibility, the Seller is required to pay the costs of all work required to restore the landscaping to the Association standard landscaping, including the removal of non-standard plants, and the planting of standard plants, and irrigation retrofit costs.

**ACKNOWLEDGMENT BY BUYER**

- Buyer accepts the non-standard landscaping and agrees to be responsible for any and all costs related to its future maintenance.
- Buyer declines to accept the non-standard landscaping and directs the Escrow Officer to so inform the Niguel Shores Community Association. Restoration costs are to be withheld from the proceeds of the sale.

\_\_\_\_\_  
 Buyer's Signature

\_\_\_\_\_  
 Date

**ACKNOWLEDGMENT BY SELLER**

Seller has been informed that property has non-standard landscaping. Seller will be charged the amount shown above to restore the property to Association standard landscaping if the Buyer refuses to accept the non-standard landscaping.

\_\_\_\_\_  
 Seller's Signature

\_\_\_\_\_  
 Date