



NIGUEL SHORES COMMUNITY ASSOCIATION

REALTOR INFORMATION SHEET ON FREQUENTLY ASKED QUESTIONS

How do I gain access to Niguel Shores?

To gain access into the main portion of the community you will need to enter through the Mariner Gate located at the intersection of Mariner Drive and Niguel Road. This gate is manned on a twenty-four hour basis. You will be requested to present the Gate Attendant with your business card, valid photo identification (e.g. drivers license), and the location of the listed property. Once your information is verified, you will be issued a two hour entry pass for the community.

To gain access into the section of Niguel Shores that contains our *Sea Terrace II Townhomes* and *Villas* properties you will need to enter either the Garibaldi Gate (located on Selva Road) or the Manta Gate (located at the intersection of Shanny Road and La Cresta Road, off of Selva Road). Neither of these gates are manned. Access is gained through a call box located outside of the gate. In order to enter through the gate you will need to dial the code for either the seller or the Mariner Gate directly from the call box.

How do my client(s) gain access to Niguel Shores?

Your client(s) must be traveling in the vehicle with you in order to gain access into the community. Agents do not have the authority to authorize the entry of other individuals into the community so it is best if your client(s) is driven in by you.

Where can I place my realtor signs?

One (1) sign that is no larger than four (4) square feet may be placed in the front yard of the property or in a front facing window. Signs that are placed on Common Area, at entrance gates, or any location other than the approved areas noted above will be removed and discarded if not claimed within five (5) days. Signs must be removed at the close of escrow.

Can I host an open house at the listing property?

Niguel Shores is a private community that does not allow open houses. You may escort your client(s) into the community on an individual basis to view the listed property.

When is broker preview day?

Caravans are allowed on Wednesday and Thursday mornings between the hours of 9:00 am and 1:00 pm as per rule *Realtor Entry* in the Association's *Rules & Regulations*.

How many Associations are there within Niguel Shores?

There are three (3) Associations within Niguel Shores: the Master Association (Niguel Shores Community Association) and two Sub-Associations (Sea Terrace Townhome I Association and Sea Terrace Townhome II Association). All areas within Niguel Shores are under the Master Association. Tracts 6881, 6884 and 7515 are also within the Sea Terrace Townhome I Association. Tract 8602 is also within the Sea Terrace Townhome II Association. Each Sub-Association has its own elected Board of Directors, which operates separately from the Master Association Board of Directors.

Who is the Management Company for Niguel Shores?

Niguel Shores is a self-managed community. The NSCA Management Office is located on-site in the Community Center and handles business matters for the Master Association only. Hours of operation for the Management Office are Monday through Friday from 8:30 am to 5:00 pm.

Does Niguel Shores have security guards or private security?

Neither. Niguel Shores has a contracted staff of Gate Attendants and Patrol Officers. The Gate Attendant facilitates access into the community through the Mariner Gate. The Patrol Officers enforce parking and common area rules. Residents of Niguel Shores are responsible for contacting the local police or emergency authority if they are in need of assistance outside of the Association's purview or legal boundaries.

What amenities does the community have?

Niguel Shores is a beachside community with a private park overlooking the beach, private access to the public beach walkway, and private vehicle and pedestrian access in and out of the community. There is a Community Center with professional grade tennis courts, a Jr. Olympic sized pool, therapeutic hot tub, private men's and women's locker rooms, saunas, large open park with playground and picnic area, outdoor patio area with fireplace, inside lobby with flat screen television, and a main Clubhouse room with full commercial grade kitchen. All of this with low quarterly assessments and an onsite management team.

What is the process for obtaining the master set of legal documents from the Association?

The master set of legal documents include: the *CC&R's* and all subsequent amendments or supplements, *Bylaws*, *Articles of Incorporation*, rules, current operating budget, current financial reports, and 12 months of approved Board of Directors meeting minutes. The buyer may obtain these documents through the written request of an escrow company prior to the close of escrow. The cost of a full document package is \$150.00. All questions regarding these documents or statements of accounts should be directed to the escrow officer handling the escrow.

What are the current Association dues?

Assessments are paid quarterly. The approved budget for the Master Association lists the dues per year which are then broken down per quarter. Sub-Associations have their own assessments that are billed by and collected by the Sub-Association Board Treasurer.

Where can I find the Association's Rules & Regulations?

The *Rules & Regulations* are available on the Association's website www.niguelshores.org. They can be located under the *Rules & Regulations* heading.

What boundaries are there for architectural improvements to the listed property? / What architectural modifications can my client(s) make to the listed property?

The Architectural Committee is responsible for reviewing all exterior modifications to home sites. This would include, but is not limited to, projects such as patio replacement, replacement of windows and doors, re-roofing, painting, installation of air conditioning units, installation of pools/spas, replacement of driveway, remodels, etc. The Association's *Rules & Regulations* governs the boundaries of exterior modifications within Niguel Shores and is the basis for the decisions made by the Architectural Committee. The complete subset of these rules can be found on the Association's website and located under the heading *Rules & Regulations*.

Are the seller's approved architectural plans transferable to the buyer?

Approved architectural plans are non-transferable. Any existing approval is considered void once the property changes ownership. However, the Association does have in place a method in which a buyer may obtain their own approval for a previously approved set of architectural plans. Once escrow closes the new owner would simply need to submit an exterior modification form and required supplemental material(s) to the Architectural Committee for consideration of the desired project.