

**TRAFFIC & SAFETY  
ACCESS DEVICES  
PARKING/SAFETY REGULATIONS**

**California State Vehicle Code Adopted as a Rule**

**01-01-2018**

Pursuant to Resolution No. 76-173 adopted by the Orange County Board of Supervisors on February 4, 1976, the provisions of the *California State Vehicle Code* ("Vehicle Code" or "CVC") for regulating the use and operation of motor vehicles on the roadways, streets and common areas in Niguel Shores shall apply and be enforced by the Orange County Sheriff's Department and by the NSCA as part of these rules.

**Pedestrian Gate Access Devices**

**01-01-2018**

Access devices such as cards, fobs, etc. provide access through controlled pedestrian gates and are available to owners and tenants.

At the close of escrow, each lot will be issued one (1) device at no charge.

Additional devices may be purchased by a full-time resident under the following conditions:

- The property is only eligible for one (1) device per full time resident
- The property may not exceed four (4) devices
- Guests are not eligible for access devices

Lost or stolen devices may be replaced by application at the NSCA Management Office for a replacement fee. Lost or Stolen devices will be deactivated.

**Access/Egress to Niguel Shores Community and Facilities**

**01-01-2017**

The Niguel Shores community is surrounded by, and contains within its boundaries, gates, fences, and walls. Entry and egress is restricted to members and their families, tenants, authorized contractors, vendors, and guests. No person except NSCA staff and authorized contractors are permitted to climb upon, scale, alter, deface, damage, or otherwise misuse any gate, fence, or wall, or block open or tamper with any gate or other entry or exit device.

**Access Control Signage**

**01-01-2022**

Pursuant to *California Vehicle Code*, no person shall place, maintain, or display upon any private property or in view of any street within Niguel Shores, any sign, device, or marking which is or purports to be an imitation of or resembles an official traffic control device, or which attempts to direct or control the movement of traffic, or which hides from view any official traffic control device.

**Human Propelled and Motorized Vehicles**

**05-01-2025**

Human propelled bicycles, skateboards, scooters, etc. are permitted for transportation within the community, except for the following:

- 1) Use is not permitted on sidewalks or other Common Areas where use presents a safety issue.
- 2) No gas or electric powered scooters, mini motorcycles, bikes, go carts, hover boards, skateboards or other vehicles of this nature (excluding golf carts/low speed vehicles registered with the Association) may be operated on any Common Area sidewalk, walkway, park or landscaped area.
- 3) No skateboard ramps or acrobatic skateboarding is permitted on any Common Area.

Electric bicycles (e-bikes) may be operated in the community under the following conditions:

- 1) The bicycle cannot be used to tow a person.
- 2) The bicycles must be operated on the roadway and not on any sidewalk or any park or Association landscaped area.
- 3) The operator will observe and follow all stop signs and all other traffic regulating devices or signage, including speed limits.
- 4) The bicycle must be operated in compliance with State and local ordinances.

Motorized scooters may be operated in the community under the following conditions:

- 1) The operator has a valid driver's license.
- 2) The operator is wearing a helmet.
- 3) No passengers are permitted (one person per scooter).
- 4) The scooter is operated on the roadway and not on any sidewalk.
- 5) The operator will observe and follow all stop signs and all other traffic regulating devices or signage, including speed limits.
- 6) The scooter is parked in a marked parking space.

Vehicles used to assist disabled persons are exempt.

### **Visible Pass/Decal Required**

**01-01-2017**

Every vehicle (except federal, state, county, city, public utility, and bonded public delivery vehicles) within Niguel Shores, must display a valid decal or pass issued in accordance with these rules, easily readable from outside of the vehicle. Failure to display a valid decal or pass within the Niguel Shores is a violation of these rules and such vehicle is subject to immediate removal (tow) from the community at the vehicle owner's expense.

### **Traffic Regulations**

**01-01-2017**

- 1) The speed limit within Niguel Shores shall be no more than is safe under circumstances, and never more than posted speed limits (25 mph).
- 2) All stop signs and other traffic regulating devices shall be observed and followed by operators of vehicles at all times.
- 3) All vehicles operating within Niguel Shores shall be duly licensed or registered and operated as required by the California Vehicle Code (including noise abatement) and shall be driven by legally licensed drivers.
- 4) No vehicle shall be operated on landscaping, walkways or areas other than streets and parking areas.
- 5) No vehicle shall be operated within Niguel Shores in a manner that is unsafe or presents a

danger to the safety of persons or property.

## **General Parking Regulations**

**01-21-2026**

### 1) Prohibited Parking:

- a) In front of or within fifteen (15) feet of a fire hydrant.
- b) Adjacent to marked red curbs or in a green zone (loading/unloading zone) for more than 15 minutes.
- c) In a manner that obstructs a sidewalk.
- d) In a manner that obstructs a roadway.
- e) In manner opposite the flow of traffic.
- f) On Common Area and private landscaped areas or areas not specifically designated as a marked parking space.
- g) In a manner that leaves oil or other debris on Common Areas.
- h) In one place or location for more than seventy-two (72) hours.
- i) With a sign or advertisement upon or in the vehicle (business advertisement, for sale signs, etc.) while parked on any Common Area.
- j) No guest parking is permitted in the Community Center parking lot

### 2) Overnight Parking:

Common area space shall not be used for overnight parking of resident vehicles with decals between the hours of 1:00 am and 6:00 am. To qualify to park a vehicle on association streets the following conditions must apply:

- a) All available parking on the resident's property is used to its maximum capacity to park approved vehicles.
- b) A resident requesting a street parking waiver must supply the vehicle registration showing the registration is current and the vehicle is registered to the property within Niguel Shores.
- c) A copy of the vehicle users' driver's license showing they live at the same address the vehicle a registered to. Only one registered drive per vehicle.

The following is required annually in order to renew an existing waiver:

- a) Current vehicle registration on each vehicle registered to the property.
- b) A garage inspection.
- c) Payment of the renewal fee. Properties that were originally constructed without a driveway are eligible for up to two (2) parking waivers without payment of a renewal fee.

### 3) Beach Bluff Parking:

Parking is only permitted between the hours of 6:00 a.m. – 10:00 p.m. Guests are required to park in the top parking tier. Guest parking is prohibited in the entire beach lot on the Fourth of July. Loitering is not permitted in the parking lot areas.

### 4) Recreational Vehicle (Motorhome) Parking:

Recreational vehicles (motor homes included) are allowed to be temporarily parked provided that:

- a) The entry has been authorized by staff.
- b) Such parking is for the purpose of short-term loading and unloading of passengers and/or equipment only.
- c) There is no electrical or other utility hook-up between the vehicle and any

- d) property.
- e) There is no overnight sleeping or residing of persons in the vehicle.
- f) Such parking does not exceed twenty-four (24) hours and recreational vehicle is not permitted more than one entrance into the community in a seventy-two (72) hour period
- g) Such parking is otherwise in compliance with these rules.

**Repairs to Vehicles**

**01-01-2017**

No vehicle shall be constructed, repaired, serviced or stored on the common area or in a visible area of a residential lot, except for emergency repairs to a vehicle rendered inoperative as the result of unforeseen circumstances. Emergency repairs are considered minor and are minimally required to make a vehicle operative. Such repairs must be completed within twenty-four (24) hours after a vehicle has become inoperative.

**Golf Cart and Low Speed Vehicles**

**01-01-2017**

May be owned and operated within Niguel Shores provided:

- 1) The vehicle must be registered with the Association.
- 2) The individual operating the vehicle has a valid driver’s license.
- 3) All individuals riding in the vehicle are seated in a proper and safe manner.
- 4) No person or object may be towed by the vehicle.
- 5) The vehicle is operated in a manner as to not create unsafe conditions for other vehicles, persons or property.
- 6) The vehicle must be in a valid parking space when parked in the beach bluff or community center lots.

**Enforcement Procedures**

**01-21-2026**

- 1) Notice for Violations: Before a fine may be assessed, a written warning notice (citation or Notice of Violation) will be given. The notice will state the nature of the violation.
- 2) Removal (tow) of Vehicle: May be made, without notice, of any vehicle parked as follows:
  - a) Not having been properly registered either as a resident with a valid vehicle decal or as a guest/service provider through the gate entry system
  - b) In a marked fire lane.
  - c) Within fifteen (15) feet of a fire hydrant.
  - d) In a space designated for handicapped without proper authority.
  - e) In a manner that interferes with entrance to or exit from NSCA.
  - f) In a manner that interferes with entrance to or exit from any residence, parcel or area owned by a member of the NSCA.

**Vehicles Decals – Authorized Persons/Vehicles**

**01-01-2020**

- 1) Owner:

- a) Must provide a copy of the current vehicle registration for verification of ownership.
- b) Address on registration not required to match NSCA property address.
- 2) Household Member:
  - a) Must provide a copy of the current registration for verification of ownership.
  - b) Must provide a valid driver's license with the name of the household member and the NSCA property address.
- 3) Tenant:
  - a) Must provide a copy of the current vehicle registration for verification of vehicle ownership.
  - b) Address on registration not required to match NSCA property address
  - c) Only individuals listed on the lease may obtain a decal.
  - d) Must provide a valid driver's license with the name of the tenant as reflected in the lease.
  - e) Each decal issued to a tenant must be renewed during the month the lease expires.
- 4) Company Owned Vehicle: A vehicle registered in a company name and issued to a resident for transportation.
  - a) Must provide a copy of the current vehicle registration.
  - a) Must provide a business card or other written confirmation on company letterhead that links the resident to the company that the vehicle is registered to.
- 5) Guest:
  - a) Each property may authorize up to four (4) guest decals.
  - b) Each guest decal that is issued will remove one spot on the long-term guest list in the gate entry system.
  - c) Must provide a copy of the current registration. Vehicle may not be registered to a resident or to a Niguel Shores property address.
  - d) Decal is active for six (6) months after issuance.
  - e) The Association has the authority to revoke a guest decal at any time.

**Non-Resident Short-Term Entry**

**01-21-2026**

Individuals entering Niguel Shores Community must be pre-authorized through the gate entry system. Once authorized, a QR code and 6-digit pin code will be sent to the non-resident that can be used to access the community from any vehicle entry gate. QR codes/pin codes are specific and will not allow access to an individual and/or vehicle that does not match the information provided in the gate entry system. Misuse of the QR code/pin code will result in revocation of the entry authorization. The boundaries for each type of non-resident are as follows:

1) Guest

A guest is defined by an individual that does not reside, own a home, or hold a lease in Niguel Shores and does not stay overnight for more than 14 days within 6 months or for 7 nights in a row

- a) No more than 10 guests can be authorized for entry to one property per day
- b) Short-term QR codes/pin codes can only be authorized for up to 7 consecutive days

2) Service Provider

A service provider is defined as an individual or company providing monthly, weekly, or daily standard property maintenance services (such as landscape maintenance,

housekeeping or laundry services, food delivery services, handyman services, etc.) and not construction services

- a) There is no limit to the number of service entries
- b) Short-term QR codes/pin codes can be authorized for up to 3 consecutive months

3) Health or Homecare Provider

A health or homecare provider is defined as an individual or company providing in-home medical based services

- a) There is no limit to the number of health or homecare provider entries
- b) Short-term QR codes/pin codes can be authorized for up to 3 consecutive months

4) Construction Contractor

A contractor is defined as an individual or company hired for the purpose of performing modifications to the interior or exterior of a home and/or yard

- a) There is no limit to the number of construction service entries
- b) Short-term QR codes/pin codes can be authorized for up to 3 consecutive months
- c) Entry access will be terminated upon completion of the project

d) Construction Hours (interior and exterior):

Monday – Friday from 7:30 a.m. to 5:00 p.m.

Saturday from 8:00 a.m. to 5:00 p.m.

No construction is permitted (interior and exterior) on Sunday or on a Federal Holiday

**Non-Resident Long-Term Entry**

**01-21-2026**

Individuals entering Niguel Shores Community must be pre-authorized through the gate entry system. Once authorized, a QR code and 6-digit pin code will be sent to the non-resident that can be used to access the community from any vehicle entry gate. QR code/pin codes are specific and will not allow access to an individual and/or vehicle that does not match the information provided in the gate entry system. Misuse of the QR code/pin code will result in revocation of the entry authorization. The boundaries for authorizing a long-term entry pass are as follows:

- 1) Long-term entry can be authorized for 6 months.
- 2) Each property must renew authorization for the individuals on their long-term entry list every January and July by submitting written confirmation in the form of a new list to the NSCA Management office. If no authorization is received, the long-term entry list will expire.
- 3) Each property may authorize up to 5 long-term entries. This number will be reduced by one for each guest decal purchased for the property.
- 4) Large-scale construction projects or construction projects lasting longer than 3 months are not eligible for a long-term entry QR code and must purchase entry decals from the NSCA Management Office.

**Realtor Entry**

**01-21-2026**

The following rules and boundaries apply to the entry of individuals that are involved in the sale or lease of a property within Niguel Shores:

- 1) Open house events are not permitted
- 2) Property viewing is based on individual entry access that is pre-authorized by the current owner through the gate entry system. Once authorized, a QR code and 6-digit pin code will be sent to the non-resident that can be used to access the community from any vehicle entry gate. QR codes/pin codes are specific and will not allow access to an individual and/or vehicle that does not match the information provided in the gate entry system. Misuse of the QR code/pin code will result in revocation of the entry authorization.
- 3) Preview Days:
  - a) Tuesday – Thursday from 10:00 a.m. to 2:00 p.m.
  - b) A realtor can access a property without pre-authorization on a designated preview day by providing the MLS listing and a photo identification with a business card to the Mariner Gate attendant. The attendant will provide a QR code for entry. The requirements for use of the QR code are the same as above.

### **Public Officer Entry**

**01-01-2017**

Any public officer, including a licensed process server or repossession agent, involved in discharging or attempting to discharge any duty of his/her office shall, upon providing proper identification, be admitted to Niguel Shores.

### **Special Event or Group Entry**

**05-01-2025**

Niguel Shores community access to “Special Events/Group Entry” is handled as follows when more than ten (10) non-resident guests will arrive on the same day in any area of the community:

- 1) A written guest list, physical or electronic, showing both first and last names, and in alphabetical order by last name, must be delivered to the NSCA business office one (1) business day prior to the date and time of arrival.
- 2) Events at a private residence: Guest lists submitted for twenty (20) or more vehicle entries may require additional parking instructions.
- 3) Events at Community Center, Beach Bluff or other Common Area locations: Guest lists must include all participants, attendees and service providers (contracted or not). An owner or tenant must ensure that their guests observe the rules and regulations of the community and event participation will be conducted in such a fashion so as not to interfere with the peaceful use and enjoyment of the common areas by other residents.