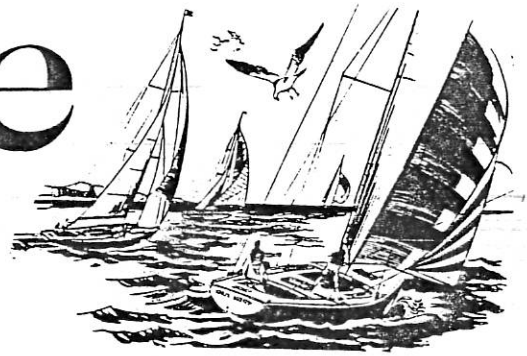
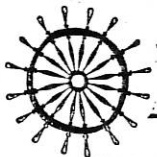


# seashore news



Published monthly by the Niguel Shores Community Association

JANUARY 1987



## FROM THE HELM

*Warmest wishes*

This being my last opportunity to fulfill the responsibility of preparing this column, and since it coincides with the season of good cheer and best wishes, the following are submitted for consideration (by the goddess Luchesis, or whomever).

For all the Association Members: A plethora of Board candidates, all of whom will have the combined qualifications of soils engineer, public relations expert, civil engineer, lawyer, widely acclaimed financial expert and crystal ball gazer who has a proven record of 100% accuracy for at least the last eight consecutive years.

For the Board of Directors: No meeting that lasts later than 10:30pm (fat chance!) and successful resolution of the major problems which have taken squatters' rights on the agenda.

For all chairmen and members of committees: Complete recognition of your accomplishments and contributions and their cost in your time and hard work.

For the administration and maintenance personnel: Work enjoyment and consideration by all those asking your help. In case of exceptions, a word from Thomas Jefferson: "Nothing gives one person so much advantage over another as to remain always cool and unruffled".

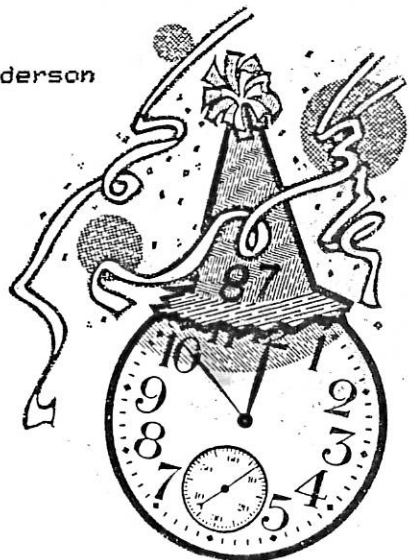
For all of you, individually and collectively: The best of all New Years.

Wm. T. Henderson  
President

**OPEN BOARD MEETING**

**8:00 PM**

**JANUARY 21, 1987**



JAN 87



## GENERAL MANAGER'S REPORT

HAPPY NEW YEAR!

### DIRECTOR CHANGE

Some changes have taken place during the holiday season. You may have already noted that Director (and recently President of your Association) Bill Henderson resigned effective December 31, 1986. Mr. and Mrs. Henderson are taking an extended world trip to last some three to four months. We all wish the Hendersons "Happy Travels" and a thank-you to Bill for the dedicated service to the community.

The Board received and considered names submitted by the Nominating Committee of potential replacements to fill the director position. After review, the Board appointed Joe Lewis, a Verrazano Bay resident, to the position to fill the unexpired term of Mr. Henderson. Mr. Lewis has recently served as chairman of the Recreation Committee. We extend a "welcome" to Mr. Lewis and "Best Wishes".

Although no replacement has been named by the Recreation Committee to the chairmanship, this will no doubt take place early in January 1987.

### COMMITTEE APPOINTMENT

Volunteer, Ellen Hanna, has been appointed to fill the vacancy on the Nominating Committee. This committee will be searching for another candidate to run for a directorship along with Mr. Lewis at the annual meeting in May 1987. Appreciation to Mrs. Hanna for stepping forward to serve on this year's committee.

### GARDEN HOME OVERHANG

Recently, at the Board's request, my column contained an article about the replacement, or non-replacement, of an overhang at Niguel Shores Drive and Atlantic. The overhang had been destroyed by a Solag Disposal truck. Following input, the Board acted to authorize reconstruction of this structure. Work will commence in early 1987.

### NSCA 1987 ASSESSMENT LETTER

A "type-o" has been noted on Appendix A of the Niguel Shores Community Association Operating Fund page of the 1987 Notice of Assessment. During the open Board of Directors' meeting of December 10, 1986, a member questioned the accuracy of the 1986 budget deficit fund balance (\$56,853). The member indicated an inability to support the amount using the figures and calculations included in the Notice of 1987 Assessment recently published.

The 1986 deficit fund balance of \$56,853 represents 1986 projected expense over 1986 budget of \$46,511. The remainder of the deficit consists of \$10,342 as a result of a "short-fall" of anticipated income.

The member at the meeting was unable to determine this income short-fall as a result of a typographical error. The published figure was \$965,643; the correct figure is \$95,643. Somehow the extra "6" got in there.

Rather than a special mailing to members, we are publishing this corrected page, "Exhibit A, Page 1 of 4", with this edition of the Seashore News.

Richard S. Smiley  
General Manager



## SERVICE PASSES

In keeping with security measures, Niguel Shores changes the color of the service passes every six months. Beginning January 1, 1987 all service passes will be green. The current, white service passes will be honored until January 12.

To avoid a disruption of your gardeners, pool service, etc., please obtain a new, green service pass for your service personnel by January 12.



## NSCA RULES AND REGULATIONS AND BY-LAWS

Attached to this edition of the Seashore News are revised pages relating to the architectural guidelines as published in the NSCA Rules and Regulations and a revised page of the NSCA By-Laws. Please retain these pages and replace the outdated pages in your own records.

## FROM THE OC FIRE DEPARTMENT

The Orange County Fire Department warns that your Christmas tree becomes a very flammable and dangerous product if allowed to stand too long after the holiday. For the residents of Capistrano Valley the Orange County Fire Department will be accepting your trees so they can be destroyed in a safe manner. Trees will be accepted on January 3 at a location to be announced in the local newspaper.

A free pick-up service will be available to senior citizens who are unable to drive.

## DECEMBER



### BOARD ACTIONS

#### OVERHANG REPLACEMENT

Approved the replacement of the Garden Home overhang at Atlantic and Niguel Shores Drives.

#### COMMUNITY LIGHTING

Disbanded the Community Lighting Ad Hoc Committee with appreciation for their efforts.

#### NAUTICUS ISLE RESIDENTS MEETING

Met with the homeowners on Nauticus Isle to update them on the Board actions regarding the continued monitoring of the slope.

#### BOARD PRESIDENT'S RESIGNATION

Accepted Mr. Henderson's resignation with appreciation for his services as a member of the Board and President of the Board.

#### APPOINTMENT OF A NEW DIRECTOR

Appointed Joe Lewis as a Director to fill the remaining term (May 1987) of resigning Director Henderson.

#### NOMINATING COMMITTEE MEMBER

Appointed Mrs. Ellen Hanna to fill the committee vacancy on the 1986-87 Nominating Committee.

#### VEHICLE RULES

Adopted revised NSCA Vehicle Rules which will be published and distributed to the membership in early 1987.

#### LEGAL COUNSEL REPORT

Acknowledged current legal activity which includes five architectural enforcement matters (including two suits for enforcement), one tree view blockage matter, six assessment collection matters, four suits, three of which are related to the Beach/Slope Revetment problem, five insurance claims and other miscellaneous legal opinions and analyses.



## **NIGUEL SHORES PAPER SALVAGE**

A paper salvage program, sponsored by the Niguel Shores Mens Club, was begun in February, 1978. Since that date, almost nine years ago, our residents (and some of their outside friends) have contributed over 1627 tons of paper to the program.

Funds derived from sales of the paper have been used to pay for projects which benefit the community at large, such as the recent refurbishment of the Multi-Purpose Room at our Community Center, at a cost of \$19,795.

Over the years, sales of salvaged materials have returned \$43,000 to the community. The funds have been used to pay for projects for which the Association had not budgeted, but which were beneficial to the community.

By the end of 1983, the collection had netted \$22,120. Below is a recapitulation for the last three years:

<u>Year</u>	<u>Tons</u>	<u>Amount</u>
1984	205	\$ 7534
1985	189	7387
1986	185	5959

As can be seen, over the last three years the volume has fallen off. We believe this is because many of our newer residents have not been made aware of the program. A casual inspection of trash collected by Solag Disposal Company on Tuesdays discloses that much paper is discarded instead of being contributed to the salvage program.

Dalton Enterprises Company, the salvage firm that handles our paper has for its motto, "Paper Recycling Today for Our Environment Tomorrow". They tell us that one ton of salvaged paper equates to saving 17 mature trees normally required to process a ton of newsprint paper. On that basis, our 1627 tons of salvaged paper has saved 27,659 trees from destruction, many taken directly from our forests of California and the Northwest.

The salvage of our natural resources is patriotic and is enthusiastically supported by our government. Besides, we now receive \$35.25 per ton and it mounts up fast.

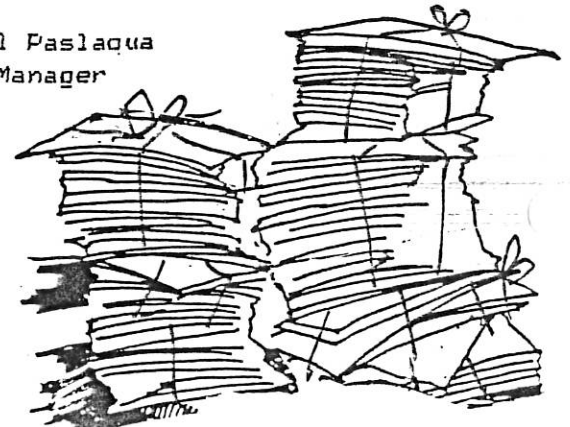
We want to increase the amount of paper salvaged in 1987, and toward that goal we urge all residents to participate in saving and contributing all newspaper, magazines, telephone books, pamphlets, brochures and junk mail to the program.

It is simple. The Collection Center is located on the West side of our Community Center building. It is open from early morning until 9pm, seven days a week. Bring your paper in large grocery bags, boxes, or tied in bundles. You can drive right to the front of the storage room and stack your bundles inside the room at your leisure.

The Mens Club will thank you, the Community Association will thank you, the U.S. Government will thank you, and I, personally, will thank you.

Don't TRASH them, let us CASH them.

K. Russel Paslaqua  
Project Manager





**SEA TERRACE I ASSOCIATION  
ANNUAL MEETING**

The Sea Terrace Townhomes I Association will hold its annual meeting on Thursday, January 15 at 8pm in the Multi-Purpose Room. Election of two new officers and annual reports are on the agenda.

Also of great importance to our Association members will be a discussion of ROOFS. The first roof replacement in the townhomes is about to occur, and the officers of the Association request that interested members attend and state their viewpoints. Some of the ramifications under discussion will be the CC&R requirements, fire resistive materials now available, esthetics and the recommendations of the Architectural Control Committee.

In addition, increasing termite problems that have surfaced will be discussed.

Be sure that your proxy has been forwarded to the Association office so that we will have the necessary quorum to hold the meeting.

Thank you.

Sea Terrace I Association  
Board of Directors



**MENS CLUB**

We will start the New Year with two meetings which will feature:

January 6 -- Our in-house specialty -- autobiographies. Plan to attend and find out how really interesting your fellow club members are.

January 20 -- To be announced.



**LANDSCAPE COMMITTEE**

For purposes of the Landscape Committee, Niguel Shores is divided into eight areas: Sea Terrace I, Sea Terrace II, The Villas, Broadmoor, Garden Homes, Berkus, Upper Shores and Breakers Isle. Each area should be represented on the committee by a designated area representative. This person views the landscaping needs of his or her area and makes sure they are considered by the committee at its regular monthly meeting and annually at budget time.

At the present time, all areas are represented except Breakers Isle. We need a volunteer from that community area. No previous landscaping experience is necessary. Please contact Dick Beaubien, Chairman, at 493-7214.



**WOMENS CLUB**

The Niguel Shores Womens Club will meet for lunch at 12:30 on Thursday, January 8th. The speaker will be Charlotte Sidler, who is proprietor of The Antique Village on Del Lago in Laguna Hills. She will have a lovely display of quilts. She will take us through a day in the life of a pioneer woman showing us some of the utensils that were used. This will make you happy that you are living in 1987!

There will not be a lunch-out on the 15th.

## WOMENS GOLF

On Wednesday, January 14, the monthly meeting will be at the home of Mary Ann Cooper. Call 493-9284 for directions.

Monday, January 19th is our Special Fun Day at Aliso Creek. Call Maggie Waterman at 661-2922. Starting time will be 9am. More details at the January 14th meeting.

Interested in playing on Wednesdays? Call Lucy Van Elzakker at 496-8565 or Ceacy Johns at 493-8355.

Play every Friday at Costa Del Sol and various other local courses. For starting times, call Evelyn Stevens at 496-4423.

To close out 1986 we had a fun Christmas Party with a good turn out. Yes, we even had Santa Claus all dressed up in a red suit and a fat tummy. Carol Hollinger was Santa. The tummy, of course, was not hers!

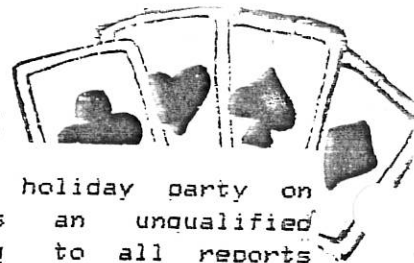
We have had a very successful year but plan to have even more fun in 1987.

All Niguel Shores women golfers are welcome to join. For more information, call Chairman Lucy Van Elzakker at 496-8565, or our secretary Betty Hitchcock, at 661-7068.

Hit 'em straight!



## COUPLES BRIDGE



Our traditional holiday party on December 5th was an unqualified success, according to all reports received by this writer. The decorations were spectacular, the buffet lavish and the celebrants merry. Carl and Marguerite Printz served as chairmen with generous assistance from Bob and Terry Scott, Walt and Margaret Brugger, Don Maier and Stan and Colene Thompson. Bridge winners that evening were Mickey and Dorothy Ann McLaughlin and Nick and Mary Martin. Does this give you a sense of deja vu?

Harkening back to November 21st, which date missed the deadline, a record turn-out of 40 members produced three couples in the prize category: John and Dorothy Knauf plus the above mentioned Bruggers and Thompsons. Congratulations to all these sharp players.

Remember that January dates are being changed because of the first Friday being so close to New Year's Day. We will be meeting the second and fourth weeks, which are January 9th and 23rd, and will hope to continue hosting those large groups of enthusiasts.

## WEDNESDAY AFTERNOON BRIDGE

### THE WINNERS ARE!

Nov 26	1st	Juanita Schneider
	2nd	Joan Sullivan
Dec 3	1st	Juanita Schneider
	2nd	Evelyn Lingenberg
Dec 10	1st	Juanita Schneider
	2nd	Regina Brevik
Dec 17	1st	Vicki Barth
	2nd	Maggie Waterman

The annual Christmas party on December 17th was fun for all.

In January 1987, Maggie Waterman is in charge. Please call her for reservations. All are welcome. Play starts promptly at 12 noon. Maggie's number is 661-2922.



## POT LUCK

Sunday, January 18

Happy Hour 6pm

Dinner 7pm

Your committee is:

Anna Jo and Dick Phares	A-G
Ruth and Ed Gardner	H-M
Helen & Russ Paslaqua	N-Z

Our catered Pot Luck in November was enjoyed by 58 people. Helen Baltimore's selection of a caterer was a fine choice. The Zeigners and Salemis did an outstanding job organizing it all.

Dorothy and Lowell Eubank will coordinate the 1987 Pot Lucks and select the monthly committees. All Niguel Shores adults are welcome, so give one of the committee members a call.

Bring your own cocktail beverages and place settings.



## ART CLASSES

Do something nice for yourself in the new year. Learn to draw or paint, or both!

### DRAWING

Mondays 1pm to 3pm. Eight sessions starting January 12. (Can't draw a straight line? Try me.) \$75

### WATERCOLORS

Tuesdays 1pm to 4pm. Eight sessions starting January 13. All levels. \$75

Call Doris Adams at 493-4445.



## MOMS CLUB

Join us for a special "After-the-Holidays" breakfast followed by a brisk walk around the "Harbor".

DATE: Wednesday, January 14

TIME: 9:30am

WHERE: The Coffee Importers  
Dana Point Harbor

For more information, call Julie Chis at 661-2070.

# Thank You

## THANK YOU

Thank you one and all for your generous contributions to the Christmas goody boxes for our gardeners and security guards. The colorful cake sized boxes -- filled with your cookies, candies and breads -- were trimmed with green and silver ribbon.

A special thank you to the Ladies Day Tennis group which donated money for the boxes and ribbon.

We appreciate your continued support for this community Christmas project. Thank you again!

# Thank You

JAN 87

## EASY DOES IT!

### NEW RULES OF EXERCISE

Life in the slow lane of exercise. Exercise and health education program for midlife. Individualized instruction and a limited class size. Classes include:

. Non-impact cardio-respiratory aerobic conditioning with specific progressive resistance exercise to increase endurance and muscular strength and bodyfat reduction.

. Appropriate floor exercise with instruction in proper body mechanics to minimize musculoskeletal strain and prevent injuries.

. Stretch and yoga exercises for maximum flexibility and to improve body alignment.

. Training in progressive relaxation, mental imagery and other relaxation techniques.

. Nutrition and dietary guidelines for bodyfat reduction and optimal health.

Classes are Monday and Friday, 9am to 10am. Cost is \$35 per month with continuous registration. For more information call Maureen Stevens at 496-4095.



Bodies  
in  
Motion

EXERCISE and HEALTH  
EDUCATION PROGRAM



## REMINDER

Items for the Seashore News Neighborhood Exchange must be submitted by the 19th of the month together with a check payable to NSCA. (\$1.00 for a maximum of 20 words. No cash accepted.) Forms for placing an ad are available at the Association Office.

## NEIGHBORHOOD EXCHANGE

WANTED TO PURCHASE: Niguel Shores 3-bedroom home in the \$200s range. Pool, spa, view ok. Call 661-0168. No agents.

FOR SALE: Farberware electric broiler/roisserie. \$25. 493-2040.

FOR SALE: Riviera sofa bed. Full-size, beautiful contemporary print. Used three times. Half original price. \$275. Call 493-6245.

FOR SALE: Glass-top dining table with 4 chairs. Excellent condition. Make offer. 493-0465.

## VANDALISM

During December we have had many of the community's street signs damaged or stolen. This is an on-going problem and expense to this Association.

If you observe acts of vandalism here in Niguel Shores, get a license number, description, etc. and report it to the Administrative Office. Replacement and repair costs are already high enough without additional costs due to such acts. A reward is offered to individuals whose information results in the arrest and conviction or the collection of damage costs from those responsible.



# NSCA DIRECTORY

JANUARY 1987

## BOARD OF DIRECTORS

President.....William Henderson  
 First Vice-President.....Phyllis Luengen  
 Second Vice-President.....James Delaney  
 Secretary.....Russel Moore  
 Chief Financial Officer.....Frank Taylor

### STAFF

General Manager.....Richard S. Smiley  
 Accountant.....Ivy Hsia  
 Administrative Secretary.....Kim Tate  
 Secretary.....Jeri Keister  
 Receptionist.....Pam Beckwith  
 Maintenance Supervisor.....Jose Angulo

### NSCA COMMITTEES

### CHAIRMEN

### MEETINGS

Architectural Control .....	Warren Vetter	4:00pm, 1st & 3rd Thursday
Communication .....	Dick MacNair	See Calendar
Finance .....	L. Somerfield	See Calendar
Landscape .....	Dick Beaubien	4:00pm, 1st Monday
Legal .....	John Maynard	7:30pm, 2nd Monday
Maintenance .....	Norm Pomeroy	9:30am, 1st Monday
Nominating .....	James Delaney	See Calendar
Recreation .....	Joe Lewis	7:30pm, 1st Tuesday
Security .....	Manny Salemi	4:00pm, 2nd Monday
Tree View Blockage.....	Bob Lothringer	3:00pm, 2nd & 4th Monday
Ad Hoc		
Conference/Social Room....	Russ Paslaqua	See Calendar
Community Relations.....	Forrest Owen	See Calendar
MPR Renovation.....	Dick Phares	See Calendar
Laguna Niguel/CSD.....	Don Beaver	See Calendar

### Sea Terrace Townehomes Assoc. I

### Sea Terrace Townehomes Assoc. II

Don Beaver, President  
 Lowell D. Eubank  
 Bill Hornbarger  
 Hazel Lafler  
 Carl Printz

J.E. Dickerhoff, President  
 Paul O. Gustafson  
 Gerald Wildermuth  
 Myron Miller  
 Ward C. Finch

### NIGUEL SHORES COMMUNITY ASSOCIATION

33654 Niguel Shores Drive, Laguna Niguel, Ca. 92677  
 493-0122 831-0116



### SEASHORE NEWS


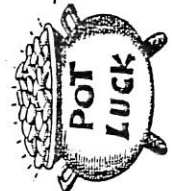

Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NSCA Board actions and Community activities, and to encourage participation in Community affairs.

Editorial Staff - Communication Committee, Volunteer NSCA Members.  
 Layout, Wordprocessing and Printing - NSCA Staff.  
 Collation and Distribution - Volunteer NSCA Members.

The Communication Committee expends all reasonable effort to confirm the accuracy of statements in the news but assumes no responsibility for errors, omissions of fact or use of material that might be offensive in some way to members.

Contributions from NSCA committees, NSCA member organizations and individual members are welcomed.

# NIGUEL SHORES CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
DECEMBER S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		<b>HAPPY NEW YEAR!</b>	<b>HAPPY NEW YEAR!</b>	<b>HAPPY NEW YEAR!</b> Administrative Office Closed	2	3
4	5 Aerobics 9am Maint Comm 9:30am Drawing Class 1pm Landscape Comm 4pm	6 Mens Club Bkfst 8:15am Watercolor Class 1pm Rec Comm 7:30pm	7 Noon Bridge 11:50am	8 Ladies Day Tennis 9am to 11am Wmns Club 12:30pm Arch Comm 4pm	9 Aerobics 9am Couples Bridge 7:30pm	10
11	12 Aerobics 9am Drawing Class 1pm Tree View 3pm Security Comm 4pm Legal Comm 7:30pm	13 Mens Club Golf Watercolor Class 1pm	14 Mens Club 9:30am Noon Bridge 11:50am Wmns Golf 7:30pm	15 Ladies Day Tennis 9am to 11am Sea Terrace I Annual Mtg 8pm	16 Aerobics 9am	17
18 Pot Luck 6pm 	19 Aerobics 9am Wmns Golf Fun Day Drawing Class 1pm Finance Comm 7:30pm SSN Deadline 7pm	20 Mens Club Bkfst 8:15am Watercolor Class 1pm	21 Noon Bridge 11:50am Comm Comm 3pm OPEN BD MTC 8pm	22 Ladies Day Tennis 9am to 11am Arch Comm 4pm	23 Aerobics 9am Couples Bridge 7:30pm	24
25	26 Aerobics 9am Drawing Class 1pm Tree View 3pm	27 Mens Club Golf Watercolor Class 1pm	28 Noon Bridge 11:50am	29 Ladies Day Tennis 9am to 11am	30 Aerobics 9am	31 

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(1-1-87)

## ARTICLE XI

## COMMITTEES

**Sec. 1101 Required Committees**

The Board of Directors shall appoint a Nominating Committee (as required by Section 801 of these Bylaws) and an Architectural Control Committee in accordance with Article VII of the Declaration.

(9-4-85)

**Sec. 1102 Other Committees**

In addition, the Board of Directors shall appoint, from among the Members, the directors, or both, other committees as deemed appropriate in carrying out the purposes of the Association. Such committees shall advise and report to the Board and may include:

(9-4-85)

(1) A Security Committee which shall advise the Board of Directors on matters pertaining to community access, the movement and parking of vehicles within the community and such other matters as may be designated by the Board;

(9-4-85)

(2) A Recreation Committee which shall advise the Board of Directors on all matters pertaining to the recreational program and activities of the Association and shall perform such other functions as the Board in its discretion determines;

(9-4-85)

(3) A Maintenance Committee which shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the Common Areas and facilities and slope control areas and shall perform such other functions as the Board in its discretion determines;

(9-4-85)

(4) A Communication Committee which shall inform the Members of all activities and functions of the Association, and shall, after consulting with the Board of Directors, make such public releases and announcements as are in the best interests of the Association;

(9-4-85)

(5) A Finance Committee which shall supervise the annual audit of the Association's books and review the annual budget and statement of income and expenditures to be presented to the membership. The Chief Financial Officer shall be an ex-officio, non-voting member of the Committee;

(9-4-85)

(1-1-87)

**3137 Walls and Fences (4-16-86)**

- A. Property line walls and fences shall be constructed of a material which is consistent with the design character of the residence. Chain link and grape stake fences are prohibited except as temporary fences during actual construction of another structure.
- B. Height and location of all fences shall be such that views are not unreasonably obstructed. Committee approval is required as set forth under preceding sections.

**3138 Driveways (4-16-86)**

Driveways may be of masonry units, textured concrete or exposed aggregate concrete. Asphalt or asphaltic concrete driveways are not permitted.

**3139 Gravel Roofs (4-16-86)**

- A. Color of gravel roofs shall be submitted for approval.
- B. White gravel roofs are not permitted.
- C. Gravel may be used on flat roofs only.

**3141 Front Yard Improvements in Sea Terrace I and II (9-17-86)**

No improvements or changes of any kind, including structures and landscaping (driveways and walkways) may be made in the front yard of any lot in Sea Terrace I (Tracts 7515, 5881, 5884) and Sea Terrace II (Tract 8602) without the prior written approval of the Architectural Control Committee (Committee).

1. Easements have been granted to the Niguel Shores Community Association for the maintenance of the entire front yard of each lot in these tracts. Any application for encroachment or improvement on these easements will require applicant's written agreement to waive the Committee's thirty (30) day approval or disapproval provision of the Covenants, Conditions and Restrictions (CC&Rs) and applicant shall agree to a sixty (60) day Architectural Control Committee review period.

2. All applications submitted under this section for improvement(s) will be reviewed by the Board of Directors of the Sea Terrace Association in which the lot is located for their comments and recommendations. Their recommendations will be considered by the Architectural Control Committee prior to the Committee's final approval or disapproval of such an application.

JAN 87

3. Conditions of approval may require and include, but not be limited to:

A. The improvement area be fully described in a covenant running with the land executed by the owner in a form acceptable to NSCA to be recorded as part of the title to the property. Such covenant shall provide that the owner and his successors and assigns shall be completely responsible for future repair, maintenance and replacement of such improvement(s) or change(s). If the improvement(s) encompass exterior walls or fences, the Sea Terrace I and II Association shall also be a party to the covenant. Such covenant shall be executed prior to any improvement(s) being commenced.

B. NSCA Board of Directors consent and execution of a covenant to be recorded in connection with approved improvement(s).

C. A flat processing fee of \$200 plus actual legal and administrative costs of preparation and recording of the Covenant and any other expenses related thereto.

**3150 General Regulations (4-16-86)**

Regulations relating to the utilization of existing structures are shown in Rules 3151-3159.

**3151 Exterior Antennas (4-16-86)**

Exterior antennas of any kind are not permitted.

**3152 Backboards (4-16-86)**

A. Backboards must be solidly constructed and board and hoop firmly affixed to garage or other structure.

B. Backboards must be painted or stained to match background structure, and must be neatly maintained and painted when necessary.

**3153 Flag Poles (4-16-86)**

Installation of free-standing flag poles on private property is not permitted.

**3154 Garages (4-16-86)**

A. All required garage spaces shall be fully enclosed and garage doors shall be kept closed except when in use.

B. Garages shall not be converted into living quarters, sleeping quarters, offices, or other similar use.

(1-1-87)

**3155 Mail Boxes (4-16-86)**

Mail boxes shall be built into or attached to building walls or fences, with the specific location to be approved by the Committee, except in tracts 8602 (Sea Terrace II) and 9098 (Villas) where mail boxes must be on posts already provided.

**3156 Service Yards (4-16-86)**

All service yards and clothesline areas shall be enclosed or fenced in such a manner so that they will be reasonably obstructed from view of any adjacent lot or street.

**3157 Signs (4-16-86)**

A. Permanent signs on private property are not permitted other than occupant identification, security, or street number.

B. A single sign covering house for sale, lease or rental, or during construction is permitted with a maximum dimension of eighteen by twenty-four inches. The sign shall be done in a professional manner.

**3158 Projections Above Roofs (4-16-86)**

No projections of any type shall be placed or permitted to remain above the roof of any residential building with the exception of chimneys, vent stacks and solar panels.

**3171 Inspections (4-16-86)**

The Committee and/or its consulting architect may inspect the property prior to the proposed construction and at times during construction as conditions may warrant and upon completion.

**3172 Enforcement (4-16-86)**

The Committee has the right to require correction and/or removal from the premises of any item within the jurisdiction of the Committee, which is in violation of the CC&Rs or these Regulations. The Committee will instruct the Manager to advise the property owner of violations and inform the owner of pending action.

**3181 Architectural Fees (4-16-86)**

The following fees are required to be submitted with applications to the Architectural Committee:

	Consulting Architect's Fee	Administrative Fee	Total Fee
1. Paint colors, solar panels, and skylights	\$ -0-	\$ -0-	\$ -0-
2. Modifications costing less than \$500	-0-	-0-	-0-
3. Modifications costing \$500 or more	25.00	25.00	50.00
4. New home construction	350.00	25.00	375.00

The consulting architect may charge an additional fee upon approval of the application depending upon the extent and complexity of the proposed improvements and to cover inspection of the job upon completion. The architect's fee will be refunded for minor landscaping and minor modifications when the service of a consulting architect, at the option of the Architectural Committee, is not required.

**3182 Construction Deposit (4-16-86)**

A. A deposit is required to ensure that construction and landscaping is done in a workman-like manner in accordance with approved plans, and to ensure that cleanup of the site is completed.

1. Minor addition or remodeling up to 300 square feet, including landscaping:	\$200.00
2. Major addition or remodeling, 301 to 1,500 square feet	\$400.00
3. New residence or major addition or remodeling over 1,500 square feet:	\$600.00

B. The above deposits will be refunded upon presentation to the Association office of a certificate of completion as issued by the County or, for minor improvements, written notification by the Committee or the consulting architect, verifying satisfactory completion in accordance with the approved plans, and clean-up of debris.

APPENDIX A  
 NIGUEL SHORES COMMUNITY ASSOCIATION  
 OPERATING FUND  
 1987 BUDGET  
 NOVEMBER 5, 1986

1986 PROJECTED ACTUAL	1986 APPROVED BUDGET	SUMMARY  EXPENSES	1987 APPROVED BUDGET
82715	88655	12- COMMUNITY CENTER	83385
512424	489380	13- LANDSCAPE	549212
118544	119520	14- SECURITY	126472
632553	556355	15- G&A	686658
<hr/>	<hr/>	<hr/>	<hr/>
1346236	1253910	TOTAL OPERATING EXPENSES	1445727
96500	96500	TRANSFERS TO RESERVES	96845
0	45815	BOARD CONTINGENCY FUND	43372
		1986 DEFICIT FUND BALANCE	56853
<hr/>	<hr/>	<hr/>	<hr/>
1442736	1396225	TOTAL EXPENSES	1642797
		INCOME	
95643	105985	11- TOTAL OTHER INCOME	89584
0	0	AUXILIARY FUND TRANSFER	0
<hr/>	<hr/>	<hr/>	<hr/>
1290240	1290240	NET ASSESSMENT INCOME	1553213
<hr/>	<hr/>	<hr/>	<hr/>
		ASSESSMENT	
1344		ANNUAL PER MEMBER	1618
336		QUARTERLY PER MEMBER	404.50
		%INCREASE 1987/1986	20.35%



APPENDIX A

1986 PROJECTED ACTUAL	1986 APPROVED BUDGET	INCOME 11- OTHER INCOME	1987 APPROVED BUDGET
10225	10200	110 Resale Fees	11450
5399	3800	115 Late Fees-Interest	10000
56435	66500	120 Bank Interest	41850
		177 Collection Cost	
2000	3000	Reimbursement	3000
550	500	179 Lien Cost Reimbursement	500
2350	2300	180 Miscellaneous Income	2500
6950	7775	185 Security Fees	7775
84	85	190 Bank Credits	64
		125 Architectural	
850	1025	Administrative Fees	1025
10800	10800	155 Tenancy Fees	11000
<u>95643</u>	<u>105985</u>	<u>TOTAL OTHER INCOME</u>	<u>85584</u>

1986 PROJECTED ACTUAL	1986 APPROVED BUDGET	EXPENSES 12- COMMUNITY CENTER	1987 APPROVED BUDGET
6243	6480	202 Recreation Salaries	7457
610	720	212 Recreation Payroll Tax	745
400	400	222 Youth Supplies	355
4930	5525	223 Maintenance Supplies	8065
3200	3200	224 Janitorial Supplies	3170
12200	5880	225 Pool Supply & Repair	5970
1000	1465	234 Lighting	910
600	485	250 Coffee Supplies	600
557	275	282 Telephone	275
3135	5700	250 Janitor	5520
1041	1050	296 Refuse	1041
15049	22150	311 Electricity	18700
19355	20725	312 Gas	20600
4811	5100	313 Water	5000
2650	3000	225 Recreation Equipment	2652
		347 Recreation Workers	
439	500	Comp. Insurance	525
0	2000	450 July 4th Event	0
0	0	294 Cnsltnt Park	0
0	0	293 Park Renab	0
0	0	227 Office Carpet	1800
2685	4000	435 MPR Refurbish	0
<u>82715</u>	<u>88655</u>	<u>TOTAL COMMUNITY CENTER EXPENSE</u>	<u>83385</u>