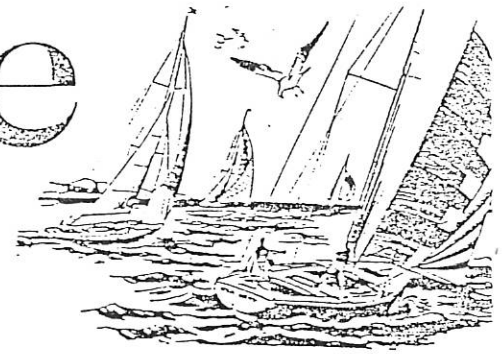




seashore news



Published monthly by the Niguel Shores Community Association

MAY 1988



FROM THE HELM

Thanks to Russ Paslaqua, chairman of the Paper Salvage Fund, the fund will purchase two picnic tables for the community center park area and will pay for the materials to refurbish the paper collection shed. The Board also thanks the community for bringing all their newspapers so faithfully.

Fam Beckwith has left our employment. The Board is sorry to lose her as she was a very capable secretary. She accepted a position where she can go back to school to study interior design.

Mr. Smiley has resigned voluntarily from his job as General Manager with the mutual consent of the Board of Directors. We are presently taking resumes and interviewing for this job.

I have good news for you. Our Association attorneys, Fiore & Nordberg, have reduced their fees by 15% for principal and associate attorneys' time.

The Annual Meeting and Election will be held on Tuesday, May 17, 1988 at 8pm in the Multi-Purpose Room of the Community Center. Three new directors are to be elected. Please either attend the meeting and vote your ballot or return your proxy to the Association. A quorum is essential.

We hope you will support Boy Scout Troop 317. See the accompanying article in this issue.

There will be an informational meeting regarding the beach slope revetment on Monday, May 9 at 7:30pm. Please plan to attend.

ANNUAL MEETING AND ELECTION

TUESDAY, MAY 17, 1988

8:00 PM

COME VOTE YOUR BALLOT!

Phyllis Luengen
President

STEGEMANN
33932 Fairroc Bay
MAY 8 8

NEIGHBORHOOD WATCH

As members of Neighborhood Watch we can provide invaluable assistance to the Sheriff's Department in the prevention of crimes and in the apprehension of those who commit crimes. It is simply a matter of being observant and reporting unusual or suspicious activity in our neighborhoods.

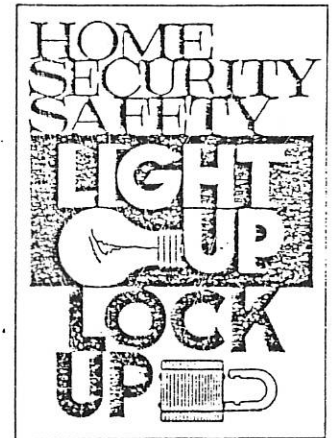
When you have something to report, this is what the Sheriff's Department needs to know:

1. Where the suspicious person or activity is located.
2. A description of what is happening or has happened.
3. When you observed the person or activity and whether the activity is in progress. (This should be a 911 call.)
4. A description of the person or persons involved including estimated height, sex, race, clothing and any distinguishing features.
5. A description of any vehicle involved including the license number, make, model and color.
6. If the person or persons involved have left, the direction they took.
7. Whether or not injuries are involved.

In order to coordinate our Neighborhood Watch effort in Niguel Shores, the community has been divided into seven separate areas. Each one has an Area Coordinator who serves as the contact person for the Block Captains in that area. Because we have several new Coordinators, the revised list is as follows:

Berkus: Polly Buckingham 496-5142
Broadmoor: Colby Thompson 496-0491
Garden Homes: Bernice Peck 661-0991
Shores: Bob Pinkerton 496-2004
Sea Terrace I: Carl Frintz 493-2040
Sea Terrace II: Jack Eroering 493-6739
Villas: Mary Miret 661-4996

Ed Adams, Chairman
Neighborhood Watch



REMINDER VOTER REGISTRATION



Register to vote in the Primary Election. May 9th is the deadline. If you have moved, changed your name or have reached your 18th birthday, you must register.

Call one of the following residents for assistance:

Grace Henderson	493-0166
Jane Ingham	493-7413
Sue Kirkpatrick	493-7223
Emily Salazar	493-0435

Forms are available at the Dana Niguel Library and Dana Niguel Bank, or call Lynn Dawson, 493-4571.

RULES AND REGULATIONS

Following procedure, revisions in the Association's Rules and Regulations or other governing documents are distributed with the Seashore News.

Attached is a copy of part of the Association's Rules and Regulations amended to reflect a change in the Architectural Regulations and Guidelines.

The attached page replaces those published prior to this date. Please keep it for reference.



ATTENTION ALL RESIDENTS

PLEASE DO NOT USE THE GREENBELTS FOR GOLF, FOOTBALL, SOCCER, BASEBALL, ETC.

THE PLAYING FIELDS AT THE COMMUNITY CENTER SHOULD BE USED FOR THOSE PURPOSES.

THANK YOU FOR YOUR COOPERATION.

BOARD ACTIONS APRIL 1988

CEMENT REPAIR

Authorized repair of sidewalks on Cabrillo Isle and beach parking lot and repair of curb and gutter on Breakers Isle.

PAINTING

Authorized painting of exterior of Community Center.

DECAL CHANGEOVER

Set Saturday and Sunday, June 11 and 12 for owner vehicle decal changeover.

AUDIT

Approved audit report and letter to be mailed to membership.

OPEN MEETING -- REVETMENT

Scheduled open meeting on Monday, May 9 at 7:30pm in MFR to present information on reventment repair.

GATE REPAIR

Authorized replacement of loop at Ports-O-Call gate.

DANA POINT HEADLANDS DEVELOPMENT

Opposed proposed plan for Dana Point Headlands development due to lack of sufficient information.

ASSOCIATION INSURANCE REVIEW

Authorized Finance Committee to review Association insurance coverage.

RESIGNATION OF GENERAL MANAGER

By mutual consent accepted resignation of Dick Smiley, effective April 11, due to conflict of interest.



Letters are limited to 200 words, typed if possible. Handwritten copy must be neat and legible. Include name, address and phone number of writer. If short of space, we may ask writers to condense their letters. We reserve the right to reject material that we feel is unsuitable for any reason. The Seashore News assumes no responsibility for the content of any letter. We would like to hear from you.

EULOGY

Betty Fease, a resident of Niguel Shores for the past eleven years, passed away at her home on April 16 after a two-month illness. Betty was an important leader in the development of dance education in America. Her activities included those as a performer, teacher, choreographer, author and lecturer. She retired as Professor Emeritus from the University of Michigan. Betty also served in the Womens Air Force and retired with the rank of Major.

In Niguel Shores she was active in the community as a President of Sea Terrace II, as chairman of the Landscape Committee, and she was very active with the bridge groups. We will miss her.

VOICE OF THE PEOPLE

It was encouraging to see both the quantity and quality in Board candidates at the open meeting. Their genuine interest in serving us deserves appreciation.

Several candidates agreed that more openness in conducting business and better dissemination of information are needed. Obviously there are times when immediate disclosure may not be proper, but eventually the basics and most specifics should be made available. Such a change in procedure may not be forthcoming because it is easier to do otherwise, as was the case when two questions related to the firing of Mr. Smiley were dismissed.

The proposal by Ed Adams that the Board concentrate its activities on establishing policy and seeing that it is enforced should be adopted and closely followed. Leading the way can easily become getting in the way if any other course is used. The Board should hire a manager equal to the task, provide essential guidelines, and let him do the job.

The question about Breakers Isle slope received a commendably appropriate answer from Tom Brooks; maintenance of our ultimately assigned portion is the responsibility of the whole community per CC&Rs, with no exceptions.

I urge you to vote in the upcoming election — another responsibility.

Bill Henderson
Former Board member and president

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 each 20 words. No cash accepted.) Forms for placing an ad are available at the Association Office.



REMINDER

Articles submitted for publication in the Seashore News must be submitted by the 19th of the month. Articles should be typewritten and must have the name and telephone number of the author on the article. The Administrative Office has forms available for your convenience in submitting articles for our newsletter.

The Editors



FINAL SPRING FLING

On May 15, right in the middle of the glorious month of May, the Potluck group will have its "Final Spring Fling." Although in this area we enjoy spring almost the year around, we welcome the various seasons. Nevertheless, Spring is celebrated enthusiastically in all other parts of the world where they see less of it, and so why not become a part of this universal spirit and once more be made aware of the beauty in our midst. Our committee will be on hand to welcome you, or you may call one of them if you are not contacted but wish to share the good mood. Please don't forget to bring your cocktail beverage and tableware. The folks on the committee are:

Wanda & John Bunker A-G
240-5845

Chris & Don Beaver H-M
493-7430

Margaret & Walt Brugger N-Z
493-1438

Happy Hour: 6pm
Dinner: 7pm

HOME IMPROVEMENT — THE NEAR VIEW

For most of us the far view from our property is better if the near view is not filled with distracting light/dark contrasts on neighboring roofs. These are caused by unpainted or light colored gutters, gravel stops, vent stacks, spark arrestors, skylight frames, etc., as seen against a large, dark roof mass. We ask, therefore, that owners paint such items to match the surrounding or adjacent roof and thus relax the near view and improve the far view of their neighbors.

Ken Knight, Chairman
Architectural Control Committee

WOMENS CLUB NOTES

"Decorating the Home" will be the theme of the program at the Womens Club luncheon on Thursday, May 5th at 12:30pm. Young and vivacious Pam Brock of the decorating firm Lusk Interiors of Irvine will be the speaker. Pam will bring samples and help you with your decorating problems.

Also a new membership roster will be available for all members at the meeting.

Third Thursday Outing on May 19th will be a trip to Sherman Gardens for lunch and a tour of the gardens. Car pool at the Club House at 11am. For more information call Margaret Brugger at 493-1438.

If you would like to learn how to make "Designer Sweats", Maralee Davis will have patterns and teach techniques at the Crafts Class on Thursday, May 12. The group meets from 10am until 2pm at the Community Center. Bring your lunch.



SPECIAL NOTICE

Boy Scout Troop 713 will have New York style hot dogs and cold drinks available on Memorial Day weekend, May 28, 29 and 30 and on the Fourth of July weekend, July 2, 3 and 4. The cart will be located in our lower beach parking lot picnic area. Build up your appetite, save your money, and support your local Boy Scouts.

Hours will be 10am to 4pm.

COUPLES BRIDGE

Want to know who won in April?

April 1st — Jean Freeman and Martha Ray; Alan and Jeanie Pope — but the Scotts and Songers were so close behind that we didn't know who had won for sure until the last trick was played.

April 15th — MaryAnn Cooper and Margaret Costello; Gina Hancock and Betty Rolapp. Congratulations to the winners.

Want to know who served as chairmen?

First were Alan and Jeanie Pope followed by Bob and Lois Alexander, who served steaming coffee and mouth-watering cookies.

Want to know the dates for May?

We will meet on the 6th and 20th. Juanita Schneider and Dennis Dangberg have signed up to host on the first date, but we need someone to do the chores on the 20th. Help!

Want to know what's coming up in June?

Our annual Spring Party will be on the 17th. Several of you expressed an interest in having a catered buffet and charging a little more for admission, so we're looking into that and will give you details in the June issue.

Want to hear something else that is great?

The Mens Club has offered to buy us some new cards — the kind that are regular bridge size but with slightly larger numerals. Does anyone know a good source?

See you all at the Community Center on the first and third Fridays in May.

MENS CLUB

Dr. J. Harry Haines gave an outstanding talk to our group on April 17. Title was "The Four Dragons of Asia". The three meetings in May will feature: May 3 — Robert Peterson, County Transportation Manager, speaking on the new Laguna Corridor; May 17 — A program honoring all former presidents of the club, chaired by Dale Baltimore; May 31 — Mr. Tim Butler, coach of Dana Hills High School Cross-Country Track Team (1987 Southern California champs).

WEDNESDAY AFTERNOON BRIDGE

March 30 1st Margaret Castello
2nd Evelyn Lingenberg

April 6 1st Jean Freeman
2nd Joan Sullivan

April 13 1st Virginia Brooks
2nd Doris Kelman

New members and old members are always welcome! Play begins promptly at 11:50am each Wednesday. Reservations chairman for May is Juanita Schneider, 493-8546. Please call on or before Monday preceeding the Wednesday games.



**REMEMBER THE MENS CLUB
CONTINUING PAPER DRIVE.**

**CASH THEM,
DON'T TRASH THEM!**



WOMENS GOLF

Fifteen ladies came out to the Aliso Creek Golf Course on April 11th for our monthly FUN DAY. Following the game we met at Lucy Van Elzakker's home for a delicious salad and brown-bag lunch. Prizes were awarded to winners by Maggie Waterman, chairman of FUN DAY activities, as follows:

TIED for Low Gross: Betty Bumstead and Floss Munz.

LOW Putts: Lucy Van Elzakker

WINNING TEAM for 2 Best-Ball Foursome: Kathy Cooper, Velma Vanderhoff, Liz Kelsch and Maggie Waterman

The next monthly FUN DAY will be Monday, May 19th, with the usual brown bag luncheon. A meeting following golf will be at Louise Fretzinger's home. COME AND JOIN US!

Maggie Waterman, 855-4749, is taking all Monday morning reservations for May and June, and should be called at least a week ahead if you wish to sign up for play.

Our Friday players should call Joan Pender, 496-1428, before Tuesday if you wish to play the following Friday.

We wish good weather and good luck to our sixteen ladies making the overnight sojourn to play at Singing Hills in El Cajon.

SUMMER CAMP 88 NEWS

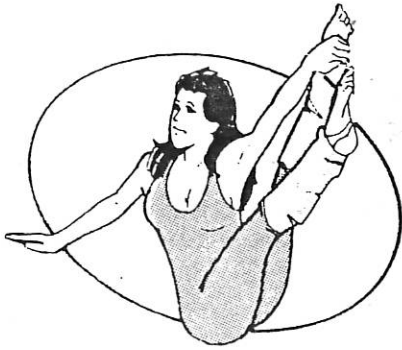
Hello again! Before we know it school will be over for the summer, which means another fun-filled Niguel Shores Summer Day Camp. I plan to have one special craft activity every day. Educational dittos, drawing paper, crayons, markers, paint, glue, scissors, pencils and other art supplies will be readily available for the children to use every morning. Last summer the most popular craft items were the decorated wooden key chains and the framed copper foil pictures. This year we will continue with these crafts and many new ones as well.

We are very sports-minded in Summer Camp and play kickball, basketball, softball, ping-pong, frisbee, Red Rover, freeze tag, have relay races, swimming and much more. We will go to the beach on Wednesdays and walk to the Dana Niguel Library on Thursdays.

I am looking forward to my third consecutive summer as Camp Director. As you can see, camp has something for everyone. Camp is available for 4-7 and 8-12 year-old boys and girls who live in Niguel Shores.

Sue Ziehrer
Day Camp Director





LOW-IMPACT AEROBIC DANCE MOVEMENT
STRETCH AND FLEX, FIRM AND TONE

Here is a workout for everyone. One-hour class consists of static and moving stretches to increase flexibility and strength, endurance exercises to improve muscular strength and tone specific muscle groups, and low-impact aerobic dance movement to improve cardiovascular efficiency.

9am to 10am, Wednesdays and Fridays,
 \$35 per month or \$5 per class for drop-ins.

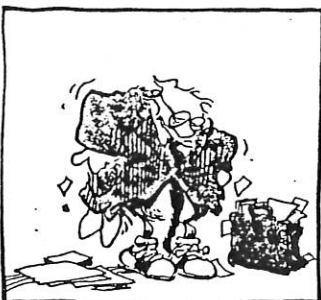
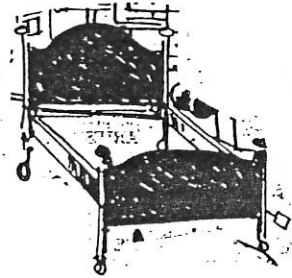
NEIGHBORHOOD EXCHANGE

FOR SALE: Garden Home, "B" model, upgraded to 1800+ square feet. New roof, furnace, carpet, driveway, etc. \$279,500. Call 496-4706.

FOR SALE: Wood levelers for model 205 townhouse, sizes 46x79; 47x79; 70x72; 46x79 and 47x79. Wood shutters 70x46; 46x46 and 70x46. Good condition, redecorating. \$250. Call 493-4657.

FOR SALE: 1985 VW Vanagon, loaded. Air cond., stereo, optional seat, sink, stove (never used). \$10,500 obo. Call 496-4706.

FOR SALE: Sold our home. Sofa and love seat, coffee table, wicker room divider, chests of drawers, complete double bed, chairs, lamps and misc. 33581 Moonsail. Sale day May 14th and 15th. Call anytime, 493-0465.



NSCA DIRECTORY

MAY 1988

BOARD OF DIRECTORS

President.....Phyllis Luengen
First Vice-President.....
Second Vice-President.....
Secretary.....Joseph Lewis
Chief Financial Officer.....Lloyd Somerfield

STAFF

General Manager.....
Accountant.....Ivy Hsia
Admin. Assistant/Office Manager.....Kim Tate
Secretary.....Lorrie Fringle
Receptionist.....Shirley LaBonte
Maintenance Supervisor.....Jose Angulo

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	Ken Knight	1st & 3rd Thursday
Communication	Dick MacNair	See Calendar
Finance	Frank Taylor	See Calendar
Landscape	Dick Beaubien	4:00pm, 2nd Monday
Legal	INACTIVE	
Maintenance	Norm Fomeroy	9:30am, 2nd Monday
Nominating	Joseph Lewis	See Calendar
Recreation	Stevie Erkeneff	7:30pm, 1st Tuesday
Traffic & Safety.....	Ed Adams	4:00pm, 3rd Wednesday
Tree View Blockage.....	Carroll Cox	2:00pm, 2nd & 4th Monday
Ad Hoc		
Community Relations.....	Forrest Owen	See Calendar

Sea Terrace Townhomes Assoc. I

Claudia Cinquegrana, President
Robert Scott
Ron Miller
Don Beaver
Donna Rosecrans

Sea Terrace Townhomes Assoc. II

Ward Finch, President
Estelle Kupperman
Bob Lassleben
Myron Miller

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.

MIGHTY SHORES CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

APRIL

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				



JUNE

S	M	T	W	T	F
	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					

1	2	3	4	5	6	7
Aerobics 9am Womens Golf Bridge Lessons 12:15pm	Mens Club Breakfast 8:15am	Aerobics 9am Hill & Harbor Srs. 11am Noon Bridge 11:50am	Ladies Day Tennis 9-11am Womens Club Luncheon 12:30pm Arch Comm 4pm	Ladies Day Tennis 9-11am Womens Crafts 10am-2pm	Womens Golf Couples Bridge 7:30pm	
8	9	10	11	12	13	14
MOTHERS DAY Aerobics 9am Maint Comm-9:30am Womens Golf FUN-DAY Bridge Lessons 12:15pm Tree View Comm 2pm Landscape Comm 4pm Revetment Mtd 7:30pm	Mens Club Golf Hill & Harbor C2 10am-12noon Rec Comm 7:30pm	Aerobics 9am Noon Bridge 11:50am	Ladies Day Tennis 9-11am Womens Crafts 10am-2pm	Ladies Day Tennis 9-11am Womens Crafts 10am-2pm	Womens Golf Couples Bridge 7:30pm	
15	16	17	18	19	20	21
POTLUCK 6pm Aerobics 9am Womens Golf FUN DAY Bridge Lessons 12:15pm Finance Comm 7:30pm	Mens Club Breakfast 8:15am ANNUAL MEETING AND ELECTION 8PM	Aerobics 9am Noon Bridge 11:50am Traffic & Safety 4pm ELECTION SECOND CALL if no quorum 5/17	Ladies Day Tennis 9-11am Womens Club TT0 11am Arch Comm 4pm SSN Deadline 7pm	Ladies Day Tennis 9-11am Womens Club TT0 11am Arch Comm 4pm SSN Deadline 7pm	Womens Golf CommComm 1:30pm Couples Bridge 7:30pm	
22	23	24	25	26	27	28
Aerobics 9am Womens Golf Bridge Lessons 12:15pm Tree View Comm 2pm	Mens Club Golf Aerobics 9am	Aerobics 9am Noon Bridge 11:50am	Ladies Day Tennis 9-11am	Ladies Day Tennis 9-11am	Womens Golf	Boy Scout Hot Dog Cart 10am-4pm
29	30	31				
Boy Scout Hot Dog Cart 10am-4pm	MEMORIAL DAY Administrative Office Closed -- Recreation Facilities Open Boy Scout Hot Dog Cart 10am-4pm	Mens Club Breakfast 8:15am				

(5-1-88)

3105 Required Painting (4-16-86)

Any modifications or replacements shall be painted with the colors approved for the existing structure unless approval for a change has been obtained from the Committee. All exterior wood surfaces shall be painted or stained with colors approved by the Committee. Any exterior metal such as gutters, down spouts, vents and trim shall be painted to match the house trim.

3106 Correction of Violations (4-16-86)

The Committee has the right to require any modification which is in violation of the CC&Rs or these Regulations to be corrected, improved or destroyed. Oversight or failure of the Committee to note violations with respect to approved plans will not be binding on the Committee nor constitute approval, and the Committee may require all such violations to be corrected.

3107 County Approval Required (4-16-86)

Approval by the Committee does not eliminate the need to obtain proper permits from the County of Orange, where required, and such approval will be null and void without such permits being obtained. Any deviation approved by the County must be re-submitted for approval by the Committee. Construction must be in accordance with Committee-approved plans. Construction may not be started until a copy of the County approved plans has been brought in to the Association office for comparison with the plans which were approved by the Committee and for retention in the Association files.

3108 Consulting Architect (4-8-86)

The Committee may use the services of a consulting architect for all new structures and exterior design modifications or additions to existing structures. The architect may inspect the property as part of his review of the plans and may also check the job upon completion to ensure compliance with the approved plans. Such approval will be in writing for attachment to the file copy of the plans stating that the work has been satisfactorily completed.

3111 Committee Meetings (4-16-86)

A. The Committee will meet not less than twice each month on a regularly scheduled basis.

B. Applications containing all the necessary information and plans must be filed in the Association office at least one week prior to the established meeting date in order to be reviewed by the Committee at that meeting. Applications filed late will be held for review at the next regularly scheduled meeting.

3115 Committee Approval or Disapproval (04-06-88)

A. An application may be approved or disapproved at any regular or special meeting of the Committee at which two or more members cast votes. Should only one member be casting a vote, the Board liaison representative shall be permitted to cast the second vote. An application shall be considered approved if there are more "approved" votes cast than there are "disapproved" votes cast. An application shall be considered disapproved if there are not more "approved" than "disapproved" votes cast.

B. In the event the Committee fails to either approve or disapprove a timely and complete application within thirty days after submittal of the application to the Committee, it shall be conclusively presumed that the Committee has approved such application as submitted.

C. The approval of an application for new construction or alterations to existing structures shall be for one year from the date of approval. If construction is not started within one year, such approval shall be null and void and a new application will be required and will be subject to the regulations and requirements in effect at the time of re-submittal.

D. Any additions or alterations to any portion of the approved plans shall be re-submitted to the Committee for review and approval prior to construction. Construction of any work approved by the Committee shall be diligently pursued to completion within six months from commencement.

B. Final Plans

Two sets of final construction plans shall be submitted to the Committee for approval. When approved, one set will be retained in the Association files and one set will be returned to the applicant. Approval will be contingent upon payment of additional architectural fees and/or construction deposit, if required. Construction drawings shall contain the following information where pertinent to the construction proposed:

1. Plot plan, drawn to scale, showing lot layout, dimensions, north arrow, easements, topographical information (such as property line and pad grades when changed from originally approved lot grades), top and toe of all slopes, building outline, drives, walks, fences (including heights) and other site improvements. In addition, a plot outline of adjacent property shall be included.
 - a. Building sites shall drain in accordance with the originally approved grading plan in a manner to prevent erosion.
 - b. It is the owner's responsibility to obtain accurate lot layout and topographical information.
2. Floor plan with dimensions identifying the area being added or altered and a sufficient portion of the existing structure to permit orientation.
3. Roof plan, indicating roof materials. Samples may be required.
4. Exterior elevations showing all doors, windows and roof lines, indicating all materials used on exterior, including planters and fences. Indicate roof pitch and height relative to that of the existing building.
5. Perspective sketch, if necessary, to clarify design.
6. Skylights
 - a. All plans for skylights must be submitted to the Committee for approval.
 - b. Skylights which are visible from other properties must hereafter be bronze or gray in color.
7. Exterior paint colors. Colors other than those previously approved shall be submitted for approval on color chips or painted material.
8. Exterior surfacing materials including colors. Samples may be required.

(5-1-88)

E. During the course of construction and until final completion, the NSCA "Work in Progress" placard shall be conspicuously displayed on the front of the property at a point that is clearly visible from the street.

F. The applicant may appeal any Committee action to the Board of Directors for their review. The requirements and procedures for an appeal to the Board may be obtained from the Association office.

3121 Architectural Submittal Requirements (4-16-86)

Plans must be submitted for all modifications to existing premises as set forth under the preceding sections.

Items required for submittal are as follows:

1. Completed application form obtainable at Association office.
2. Payment of architectural fees. See fee schedule, Section 3181.
3. Two complete sets of plans, drawings and specifications as set forth in Rule 3122.

3122 Plans for New Construction, Additions, Remodels (4-16-86)

A. Preliminary Plans (Optional)

Homeowners wishing to obtain an advisory opinion from the Architectural Control Committee prior to the preparation of final working drawings, may submit an application for preliminary review along with preliminary plans, clearly labeled as such, for Committee consideration. Such plans shall be submitted in duplicate in sufficient detail to provide the Committee with a clear picture of the proposed construction. One copy of such plans will be returned to the owner with advisory comments by the Committee which may serve as a guide in the preparation of a completed application. The review of such preliminary plans by the Committee is advisory only and any comments, written or oral, made by the Committee shall not be construed as its approval or disapproval of any plans and specifications and/or construction as required by Article VII, Section 3 of the CC&Rs or otherwise; such approval or disapproval is subject to the submission of a formal application for review and approval of final plans in accordance with subparagraph B below.