

# seashore news



Published monthly by the Niguel Shores Community Association

MAY 1990

## IN REMEMBRANCE OF CHANCELLOR DAN AND PRESIDENT NSCA, 1988-90

Too briefly did this hero touch  
our lives,

Yet the light he lit will  
forever glow.

The growing impact of his  
fertile mind

Moved minds of all who knew  
this gentle genius.

Pairing with intellect was  
caring heart;

Mind governed by compassion was  
his way.

He dreamed great dreams and  
made those dreams come true;

He used his time to create  
better times.

His good life bravely lived,  
bravely sustained

Gained time for his expanding  
soul to know

He need not fear the fading of  
the light,

But bravely go into that  
unknown night.

He knew from dark of night  
comes light of morn,

And from the seed of death new  
life is born.

Albert Johnson

## RULES AND REGULATIONS

Following procedure, revisions in  
the Associations 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  
rules pertaining to Architectural  
Regulations and Guidelines.

The attached pages are to replace  
those published prior to this date.  
Please keep them for reference.

## VOTE

NSCA ANNUAL ELECTION MEETING DATE

TUESDAY, MAY 15, 1990

8:00 PM

DUE TO THE ELECTION

ON MAY 15, 1990

THERE WILL BE NO BOARD MEETING IN MAY

## BOARD ACTIONS

Approved refurbishment of exterior slopes. Funding to come from 1989 surplus. (4-0)

Approved removal of two coral trees in Sea Terrace II area. (4-0)

Approved donation in Niguel Shores name to UCI Foundation for campus beautification in memory of Dan Aldrich, NSCA President. (4-0)

Approved revisions to Architectural Guidelines (attached to this issue). (4-0)

Approved establishment of new common area parking permit system to be implemented later this year. (4-0)

Approved establishment of monthly movie night using the big screen television in the Multi-Purpose Room. More information to follow. (4-0)

Approved request to use Multi-Purpose Room by Berkus homeowners group. (4-0)

## BALLOT CORRECTION

In your Proxy Voting Instructions on the green sheet you received in the mail, there is a typographical error. There are places for three (3) votes, which is correct. Please ignore the instructions which limit the vote to two (2). We apologize for the error.

## ATTENTION ALL BERKUS RESIDENTS

Please plan to attend the FIRST meeting of Homeowners/Residents of the Berkus Tract on Tuesday, May 8 at 7:30 pm. in the Multi-Purpose Room at the Rec Center.

The purpose of the meeting is to discuss the landscaping and policies of NSCA regarding this particular area. If you wish to be on the agenda, please call either: Carol Reath, 496-8418; Marian Pearl, 493-9500; Linda Duffer, 496-5587; or Polly Buckingham, 496-5142.

## NEEDED

Needed - Volunteer Area Coordinator for Seashore News. This job takes only half an hour near the first of each month to drop off bundles of papers to the few block chairmen near the area of the Broadmoor Homes, streets of Halyard, Capstan, Windlass, Brigantine, Windjammer, and Windlass. Please contact John Dickerhoff, 240-8298.

## TEMPORARY PAINT TRIM REFURBISHMENT: RECREATION CENTER AND GUARD HOUSE ENTRANCES

Most of you are aware of the study being made for a master plan to refurbish our community. It will be at least 1991 before anything can be started on this master plan after approval is obtained. In the meantime to give the Rec Center and guard houses a fresher more up-to-date look, the Architectural Control Committee has approved the following:

1. The Rec Center stucco does not need painting and will remain its present color.
2. The stucco on the two guard houses will be painted to match the present color of the Rec Center.
3. The trim on the Rec Center and guard houses will be Dunn Edwards #427 Bone White (an off-white). This will not only be attractive but will give our community entrances a newer look.
4. The stucco monuments (with Niguel Shores) at Mariner, Cabrillo Isle, Garibaldi and LaCresta will be painted the same color as the trim. This will make a good backdrop for our blue Niguel Shores letters.

The above is all that has been approved. It is a temporary measure to make our community more attractive and up-to-date. This will in no way affect our master plan.

Lee Richards, Chairman  
Architectural Control Committee

## CORAL TREES

The coral trees in Niguel Shores have been considered the theme or monument trees of the community and as such their maintenance by the Landscape Committee has been in accordance with Landscape Rule #4221. This rule reads, "Wherever possible, monument and street trees will be preserved. Removal will be permitted only with specific tree-by-tree request from the Landscape Committee and subsequent approval by the Board." Over the years, however, in our efforts to keep these trees, several problems have developed that we are trying to deal with at this time. Many of them have become so large that they can cause view blockage problems for some residents. Most of them have developed very large surface roots which break planters and lift sidewalks and streets. Some of the large extended limbs have a tendency to break off in stormy weather with the obvious dangerous possibilities. The Landscape Committee is therefore in the process of carrying out the following program concerning the coral trees:

1. Some of the trees that were planted in an obviously unsuitable location have, with Board approval, been removed.
2. Considerable root pruning has been done and more is scheduled.
3. Plant material such as grass or other plants requiring a lot of water are being removed from under the trees and are being replaced with plants requiring less water. The use of less water will slow down the growth of both the tree and the surface roots.
4. Most of the trees were severely pruned since the first of the year so that as they regrow they can more readily be controlled at a height compatible with view blockage requirements.

Please bear with us as we work our way through this program. No program concerning the coral trees is going to satisfy everyone in the community, but your constructive suggestions are always welcome.

The Landscape Committee

## RECREATION EQUIPMENT

Several equipment purchases have been initiated by the Recreation Committee and approved by the Board of Directors. Funds for the purchase came from a special fund which accumulated from such events as the Pancake Breakfast, the Country Fair and the Art Affair. Funds also came from the classes offered in the Multi-Purpose Room over the past several years.

Three pieces of equipment were purchased for the children's playground. They are a "Log Roll" and two "Rainbow Climbers". A concrete picnic table and two benches with backs were purchased for the grass area at the top of the bluff adjacent to the beach parking lot.

The total of the expenditures for these purchases was \$2921. We anticipate that the long-term pleasure from the use of this equipment will greatly exceed the cost.



## MOVIES SCHEDULED

At the suggestion of local resident Edith Patterson, the Recreation Committee has recommended a monthly Movie Night on a trial basis for the next several months. The Board of Directors has approved the plan and the first Movie Night has been scheduled for Friday, May 11 at 7:30 p.m. in the Multi-Purpose Room. The new, large screen T.V. set will be used to show the movies. Posters will be used to announce the Movies to be shown.

There will be two features. The early movie will be selected especially for children and the later feature will be aimed at adults.

There will be no charge for movies, and the audience is encouraged to bring their own refreshments.

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. Please see NSCA Rules #5221, 2, 3, and 4 for detailed information and restrictions. The Seashore News assumes no responsibility for the content of any letter. We would like to hear from you. Submission due before 7pm on the 19th of the month.

When reading the Seashore News, I couldn't believe my eyes when I read that the Board of Directors proposed the name change to "The Shores." I cannot think of anything more ridiculous!

It would be like the Ritz Cove changing their name to "The Cove" or Monarch Bay to "The Bay". I sure would not like for my dues to be spent on a brainless idea like that. How much more generic can you get than "The Shores". Shores where? The USA has thousands of miles of shore line, it could be anywhere. It's like calling the White House "The House", the Eifel Tower "The Tower" or Niagara Falls "The Falls."

I could see a name like "Monarch Shores", "The Shores at Monarch Beach", "Ritz Shores", "Laguna Shores", or keeping our name "Niguel Shores."

If this community cannot come up with a better name than "The Shores", we should just forget about a name change and keep our name "Niguel Shores."

Heinrich J. Aberle

As former residents of the Shores we were so pleased to be invited to your last Potluck Dinner and doubly pleased and thrilled to see how beautiful the whole area was. Driving in at the Mariner gate we were amazed at the riot of color up and down and on both sides of Niguel Shores Drive. The pink hawthorne and yellow and blue pansies were truly brilliant and the flowering plum added to the beauty of it all.

Bravo to the Shores!!

Bob and Cynthia Baugh

Measure F is a bond measure to fund the building of a water pipeline that the Water District will start to build in the near future. Measure F will cost the average taxpayer 40% less than if the pipeline were financed through an increase in water rates. The new pipeline is needed to avoid the kind of water shortages and water rationing now occurring in San Clemente. Measure F will also insure a dependable water supply in case our existing pipeline is damaged in an earthquake.

South Coast Water District has been put on notice the water it is now borrowing to serve its customers will no longer be available after 1991. Since we have only one pipeline and only one source of water, the District has decided that this alternative pipeline will be built.

How much will Measure F cost taxpayers? For a homeowner whose home is assessed at \$300,000, about \$9 per month in 1991 will be added to your tax bill. That will decrease each year so that by the tenth year of the bond, the cost will be about \$6 more per month. The entire amount can be deducted from your state and federal income taxes.

Forrest Owen, Member Steering Committee  
Yes on Measure F / Citizens for  
Responsible Water Planning



To our many friends here in the Shores, to the Mens Club, to the Womens Golf and Tennis Groups may I express Dan's and my thanks for the cards and notes of concern that came to him before his death and those that have come to me since. While I would dearly love to acknowledge each one individually, the volume of mail has been so great it has gotten quite beyond me. I do want everyone to know how much we have appreciated them.

Most sincerely,  
Jean Aldrich

## WOMENS GOLF

This reporter's lights were on but obviously there was nobody home when it was noted that the Lawrence Welk resort golf get-away happened last month. Tune in again because that trip takes place THIS month, and all the champagne bubbles will dance on cue. Honest!

Next FUN-DAY will be held Monday, May 14 at Aliso Creek, 9 a.m., followed by a luncheon meeting at the home of Velma Thompson (495-5069). No brown-bagging it this time. Velma plans a real gourmet special. It seems she has a freezer full of left-over Jenny Craig entrees — but, seriously, folks — If you plan to participate, be sure to call Ann Lassleben (661-0500). Anyone showing up at the golf course later than 8:40 a.m. will be considered a no-show.

For Friday play, continue to call Carol Hollinger (496-8687) a week in advance, and the same admonition to be at the course at least 20 minutes before tee-time holds true. Late-comers will be made to stand in the corner and write "I shall never be a Nancy Lopez" one hundred times. We will be playing THE LINKS again in July, and again in October. They love us!

FUN-DAY AWARDS last month were as follows:

WINNERS - Event of the Day (aka "Guilt", as in "Partner, forgive me!")

First Place: The team of Fern Brooks and Peg Bucci

Second Place: The team of Val Fellows and Rose Marie Lawson

Third Place: The team of Gwen Halstead and Fran Maurin

## LOW-PUTTS

First Place: The team of Marguerite Horne and Pauline Ross

Second Place: The team of Fern Brooks and Peg Bucci

Third Place: The team of Ginney Kenney (again?!) and J.A. Goodman

Closest to the Pin: Peg Bucci (but it was the wrong game!)

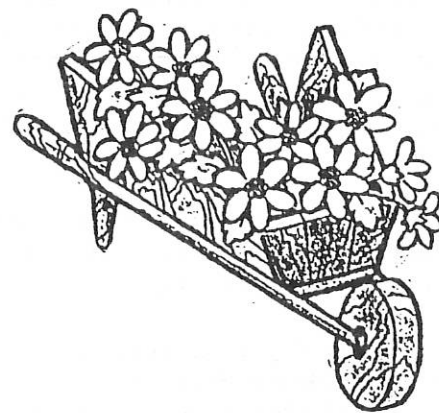


## MENS CLUB GOLF

April 10 saw the start of the Mens Club golf tournament played at Mile Square. The winner of the "A" Flight was Bob Munz, and the winner of the "B" Flight was Don Ellis. The competition in both flights was very close. The closest to the pin winner was Bob Scott.

The schedule for the rest of April and early May is April 24 Fallbrook, May 8 San Luis Rey, and May 22 Willowick. Tournament matches will be played on these dates.

Congratulations to Jerry Quinlan for his first ever "hole in one" on March 6, 1990 on the 7th hole at San Juan Hills Country Club. Hope to see some more of these.



## NIGUEL SHORES PAPER DRIVE

**CASH THEM, DON'T TRASH THEM!  
BRING THEM TO THE RECREATION CENTER  
PAPER BUILDING ANY DAY OF THE WEEK.**



### WOMENS CLUB NOTES

The May 3rd luncheon will feature Niguel Shores resident Bobbie Kahn as the guest speaker. Bobbie is a member of International Guiding Eyes and is a foster parent to many dogs who are trained to assist the unsighted. Lunch will be served at 12:30 p.m. followed by the speaker.

The TTO will be a bus trip to the Queen Mary and Spruce Goose on Thursday, May 17th. The bus will leave the parking lot at 9:30 a.m. and will return at approximately 3:30 p.m. There will be a guided tour and special entertainment and attractions. The cost is \$24 which includes admission and the bus trip. You will be on your own for lunch. There are many lovely restaurants in the area. Husbands and guests are invited to join us for this special outing. Sign-ups will be at the May luncheon, or you may call Lois Songer, 493-8172, or Marguerite Printz, 493-2040.

The Craft Class will be on Thursday, May 10th at 10:00. Come and enjoy the camaraderie with friends.

The June 7th luncheon speaker will be Mary Lou Heard from Heard's Country Gardens in Westminster. She will tell us about old-fashioned perennial garden flowers.

### MENS CLUB NEWS

May is going to be a full month for the Mens Club. There will be three meetings in contrast with June when there will be only one meeting because of the election June 5. The May meetings will be on May 1, May 15 and May 29. The speaker for the May 1 meeting will be local resident and businessman Jim Smith speaking on the upcoming water bond proposal. In addition, two of the candidates for the NSCA Board, Sid Kahn and Bob Raymer, will make brief presentations. On May 15 we will be having the annual Ladies Day Breakfast, just two days after Mothers Day. The guest chef for the breakfast will be Jack Fellows and the guest speaker will be our Orange County District Attorney, Michael Capizzi. The May 29 meeting will offer members an opportunity to see and hear the candidates for the Dana Point City Council, including incumbents Mike Eggers, Eileen Krause and Ingrid McGuire.

Our big special event, sponsored jointly with the Womens Club will be the Kentucky Derby Party on Saturday, May 5. The party is open to all adult residents and their guests starting at 1:00 p.m. and finishing after the big race. Further details are included in a separate article.

At our April 3rd meeting we enjoyed a presentation by Ed Conway, Chairman of the Orange County Beach and Parks Commission. His talk centered on park facilities in South Orange County including a new park in the Aliso Viejo area. We also heard from Lydia Reeve, one of the candidates for the NSCA Board. The speaker at the April 17 meeting was Councilwoman Judy Curreri who discussed the status of our new city and the upcoming effort to develop a specific plan for future development.



### KENTUCKY DERBY PARTY

It's coming up fast - The first annual community Kentucky Derby Party. Party time is this Saturday, May 5. It starts at 1:00 p.m. Post time for the big race is about 2:40 p.m. This is a community party open to all adult members of the community and their guests on a first-come, first-served basis. There is a limit on the number of people who can be accommodated in the Multi-purpose room, but there are still admission tickets available in the NSCA office for \$10 per person. Don't wait; get your admission ticket today.

The \$10 per person donation for admission entitles each person to five serial tickets, each good for a \$2 bet on the big race or a drink (Mint Julep, of course). Beer will also be available for a small charge and lemonade will be free. Additional tickets for betting or drinks will be available. We suggest you consult your favorite handicapper before arriving and making your bets.

At 1:30 p.m., three large T.V. sets will begin the traditional Kentucky Derby telecast, and the race will be shown later in the telecast. Payoffs for the winners will take place immediately after the race. Even if you have never been to a race, this can be a fun way to begin.

This very special community event is jointly sponsored by the Mens Club and the Womens Club in cooperation with the Recreation Committee and with the approval of the NSCA Board of Directors. Chairman of the Kentucky Derby Party is John Bulleit, and he is being assisted by volunteers from both the Mens and Womens Clubs.

### POTLUCK MUSINGS ON MAY

It has long been the custom for Potluck to honor Motherhood during the month of May, which seems laudable enough. However, because of the startling changes throughout the world during this last year, wherein the forces for a better life and a better world have apparently been much at work, it might be said that respect for Mother Earth and a greater concern for our common environment has also increased. This statement may be overly optimistic in some cases, but Potluck fans are inclined to think kindly of Mother Earth, which has so far withstood the ravages of war, pollution, fire, flood, earthquake, extremes of heat and cold, and sometimes even drought - although there may be limits to the destruction that can be absorbed due to man's thoughtlessness.

So if these reminders of the special qualities of the month of May seem worthy of a little recognition, Potluckers are invited to join us on Sunday evening of May 20 with the usual table setting and cocktail beverage. Your committee in charge will be in touch as to any further responsibility, or you may contact any of the following committee members:

Dorothy and Lowell Eubank	A-G
496-2260	
Chris and Don Beaver	H-N
493-7430	
Marguerite and Jack Horne	O-Z

Happy Hour	6:00 p.m.
Dinner	7:00 p.m.



## COUPLES BRIDGE

Due to circumstances beyond our control - i.e. memory lapse - the Spring party will be postponed until June 15th. We will remind you again in the next issue of the SSN, but mark the new date now and be thinking of a special recipe to prepare for our usual buffet table.

Winners in April were:

On the 6th:

- 1st Place - Bob and Terry Scott
- 2nd Place - Grace Densmore and Jackie Maier

On the 20th:

- 1st Place - Tom and Barbara Crist
- 2nd Place - Margaret Costello and Jeanne Wadkins

Congratulations to those lucky players, and our special thanks to those who served as hosts for the month, Alan and Jeanie Pope and Grover and Barbie Brown.

In May we will meet on our regular first and third Fridays - the 4th and the 18th - at 7:30. Hope to see many of our members who have been traveling back for more great Bridge playing.

P.S. We are in urgent need of chairmen for May 18th and June 1st. Please call 496-9654.

## AFTERNOON BRIDGE

Winners:

- Mar. 28: 1st - Doris Kelman  
2nd - Emily Salazar
- Apr. 4: 1st - Virginia Brooks  
2nd - Doris Kelman
- Apr. 11: 1st - Gloria Thrailkill  
2nd - Joan Sullivan
- Apr. 18: 1st - Doris Kelman  
2nd - Leon Sall

Hostess for May - Jean Freeman. Phone: 493-6667.

## NEIGHBORHOOD EXCHANGE

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.

FOR SALE: GE oven - eye level - cooktop & microwave combination. Never been used. Owner must sell. \$750.00. (714) 756-1310.

FOR RENT: 2 bedroom Shores townhouse for rent June 1st. \$1200.00 per month, one or two people max - no pets. Looking for long term lease - very quiet street with great ocean view. Please call 582-2497.

1983 T-BIRD HERITAGE: Immac., all pwr. V-8, fuel inj. Air, tinted windows, leather int. New paint, two owners only. Really sharp. \$3,900.00. 240-5845.

HOME FOR LEASE: 3 Bedroom & loft - use as den or office - 2 baths. Large court yard and gardener. Plan E - 2 story. Ready May. 496-4620.

FOR SALE: Handsome 3-piece cherrywood bookcases with some glass shelves and lighting, \$1,000. Large Tappan Microwave, \$100. Call (714) 496-8418.

GREAT GRAD GIFT: JBL LBOT Speakers, 150-watt, 3 channels. List price \$1084. Will sacrifice for \$550. HITACHI cassette tape deck #HD-E65, single tape, remote/wire. New \$365 will sell \$150. Call (714) 496-8418.

FOR SALE: Toshiba Microwave (rarely used), \$60. Exercise bike (Schwinn), \$30. Mirror 42"x48", \$10. Artist's easel, \$20. Call 496-8976.

FOR LEASE: Only 5 B/R Garden Home on oceanside of FCH. Some ocean view from 2nd story. Terms negotiable for right party. Call (619) 454-3786, office (619) 578-7433.



NIGUEL SHORES COMMUNITY ASSOCIATION  
 PERIOD ENDING MARCH 31, 1990  
 MARCH = .250

SUMMARY REPORT

CURRENT MONTH	ACCT CATEGORY	BUDGET	Y-T-D . UNEXPIRED ACTUAL	% EXP.
134,213	INCOME	1,573,046	392,497 1,180,549	0.250
5,364	COMMUNITY CENTER EXPENSES	64,639	14,905 49,734	0.231
36,829	LANDSCAPE EXPENSES	543,702	120,642 423,060	0.222
13,085	TRAFFIC AND SAFETY EXPENSES	143,772	34,636 109,136	0.241
51,555	GENERAL AND ADMINISTRATIVE EXPENSES	624,514	150,765 473,750	0.241
17,454	RESERVE TRANSFER	153,404	43,021 110,383	0.280
0	BOARD CONTINGENCY	43,015	0 43,015	0.000
9,925	REPORT TOTALS	0-	28,528 28,528-	

Note:




YTD Surplus - NSCA Operating Fund \$28,528

YTD Surplus - Other 5,147

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Total YTD Surplus \$33,674

# MIGUEL SHORES CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			<i>May 1990</i>			
		1 Mens Club Brkfst 8:15 Paper Slvg Comm 10:00 Art Class 1-4	2 Noon Bridge 11:50	3 Ladies Day Tennis 9-11 Womens Club Lnc 12:30 Arch Comm by appt	4 Womens Golf Aerobics 9:00	5 Kentucky Derby Party Rec Center - 1pm
6	7 Womens Golf Aerobics 9:00	8 Mens Club Golf Hill & Harbor C-2 10-1 Art Class 1-4	9 Noon Bridge Rec Comm 2:00 Traf&Sfty Comm 4:00	10 Ladies Day Tennis 9-11 Womens Crafts 10-2	11 Womens Golf Aerobics 9:00	12
13	14 Womens Golf FUN-DAY Aerobics 9:00 Maint Comm 9:30 Tree View Comm 2:00 Landscape Comm 4:00	15 Mens Club Brkfst 8:15 (Women Guests) Paper Slvg Comm 10:00 Art Class 1-4 ANNUAL MEETING AND ELECTION 8:00	16 Noon Bridge 11:50	17 Ladies Day Tennis 9-11 TTO 9:30 Arch Comm by appt	18 Womens Golf Aerobics 9:00	19
20	21 Womens Golf Aerobics 9:00 Comm Comm 1:00	22 Mens Club Golf Art Class 1-4	23 Noon Bridge 11:50	24 Ladies Day Tennis 9-11	25 Womens Golf Aerobics 9:00	26
	POTLUCK: Cocktails 6:00 Dinner 7:00					
27	Tennis Social 2:00	28 MEMORIAL DAY  Administrative Office Closed	30 Noon Bridge 11:50	31 Ladies Day Tennis 9-11		

JUNE 1990  
S M T W T F S  
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

APRIL 1990  
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

(05-Q1-90)

**3145 Painting (04-18-90)**

1. Approval must be obtained from the Committee for painting/staining or repainting/restaining, including fences, walls, planters, etc. Color chips must be provided with the submittal. Color choices are to be designated for each area of the house to be painted/stained; for example, stucco walls, wood siding, garage door, garage door trim (if any), fascia board and/or underside of eaves, window trim, doors, patio or house overhangs and posts.

2. Garden Homes (Tracts 6782, 8038, 6883, 7302, 7573).

A. Colors are to harmonize with the existing slumpstone.

B. Fascia board color must be the same on all four sides of house/garage, including side of house at the lot line.

3. Broadmoor Homes (Tract 6935). All exterior walls and trim are to be painted the same color scheme at the same time.

4. Villas (Tract 9098). Developer painted all houses in this tract the same color because of architectural design and construction material (stucco houses and walls). Following colors are recommended:

Stucco: Dunn Edwards #514 Bone China (or equivalent)

Trim: Dunn Edwards #79 Norfolk Brown (or equivalent)  
or Dunn Edwards #9 Tawny (or equivalent)

5. Gutters, metal flashing and vents (pipes) on top of roofs to be painted to blend with house.

6. Repainting/restaining shall be accomplished within ninety (90) days after approval.

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.