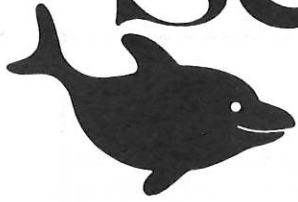
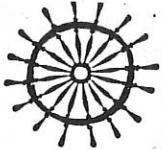


seashore news



Published monthly by the Niguel Shores Community Association



JUNE 1989

FROM THE HELM

This year marks the twentieth year of the Niguel Shores Community Association. It is also a year when the Association has the opportunity to change the CC&Rs (Conditions, Covenants, and Restrictions) with the approval of a majority of the homeowners. Your Board of Directors believes that now is the time to make needed changes.

A committee of the Board chaired by Ed Adams has been hard at work reviewing the CC&Rs and considering suggestions received from members of the Association about changes that would bring them up to date and make them more meaningful.

Later this month you and other homeowner members of the Association will have the chance to make some very important decisions about the rules that govern us. You will be asked to decide on several CC&R additions and deletions. At that time you will be asked to decide on eight proposed changes recommended by the CC&R Review Committee to the Board of Directors after careful study and consideration of suggestions made at an open hearing of the Committee on March 27. Later this year additional change proposals may be submitted for your consideration.

The eight proposals, as approved by the Board, will be submitted to you in the form of a signed ballot later this month along with complete descriptions. In brief, these proposals will: (1) Provide that future CC&R changes can be approved by a majority of the members of the Association rather than by 75%; (2) Delete references to the Developer; (3) Delete references to privies; (4) Authorize fines for violations on both the common area and private property; (5) Make owners liable for damage to Association property by their tenants; (6) Provide for the use of arabic numbers to identify articles and sections in the CC&Rs; (7) Make it clear that the Association is not responsible for the security and safety of residents and their property; (8) Provide that in a dispute of Association rules and policies, a member must first meet with the Board before taking any legal action.

Dan Aldrich



"SHOULD NIGUEL SHORES CHANGE IT'S NAME?"
STRAW POLL ATTACHED IN COLOR,
LAST PAGE OF THIS ISSUE OF SEASHORE NEWS.
EXPRESS YOUR OPINION,
RETURN YOUR FORM BY JUNE 19



JUN 89



SUMMER SEASON

As the 1989 summer season approaches, it would be a good idea for each resident to review the rules and regulations pertaining to the use and enjoyment of the various Community Center facilities, including the swimming pool, jacuzzi, saunas and tennis courts. Particular attention should be paid to restrictions of age, attire and behavior.

As a special request, babies should not be in the pool in diapers. This is unsanitary. Should an "accident" occur, report it to the office immediately so it can be cleaned up.

Community Center rules will be enforced by office staff, maintenance personnel, lifeguards and camp counselors. Each individual's cooperation is requested to make this summer safe and enjoyable for all.

Kim Tate
General Manager



BOARD ACTIONS MAY 1989

Name Change Survey

Approved development and publication of survey in June Seashore News regarding potential of changing community name.

Corporate Name Reservation

Approved reservation of the name Monarch Shores Community Association for additional 60-day period.

Delinquent Account Write-Off

Approved write-off of delinquent account as uncollectable.

Damage Claim

Upon verification of malfunction, approved reimbursement of damages for incident at Selva exit gate.

Election of Two Board Members

Elected to the Board of Directors of Niguel Shores Community Association for a two year term, May 1989-1990, Lloyd Somerfield and Richard Luedeke. Congratulations!

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 Architectural Regulations and Guidelines.

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

NSCA BOARD MEETING DATES

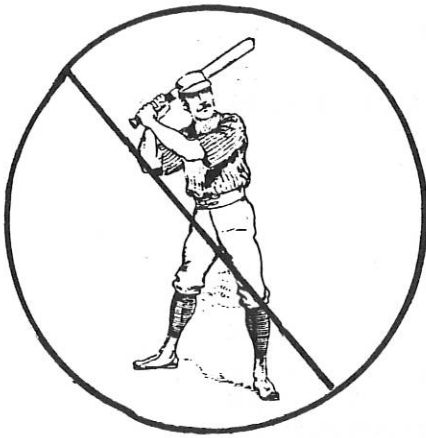
WEDNESDAY, JUNE 7 AND 21, 1989

8:00PM

MIGUEL SHORES COMMUNITY ASSOCIATION
 STATEMENT OF REVENUE, EXPENSE AND BALANCE
 ALL FUND
 FOR THE MONTH ENDING MARCH 31, 1989

	TOTAL	OPERATING	RESTRICTED	PLANT	AUXILIARY
REVENUE:					
Regular assess	360000	360000			
Extraord Assess					
Breakers Isle	1196		1196		
Sea Terr II	5929		5929		
Other	35433	35123			310
TOTAL REVENUE	402558	395123	7125	0	310
EXPENSES:					
Community Ctr.		14096			
Landscape		123322			
Traffic/Safety		28724			
G&A		154686			
Transfers to Reserves		44035			
TOTAL OPERATING	364863	364863			
Breakers Isle			1561		
Sea Terrace II			7783		
TOTAL RESTRICTD	9344		9344		
PLANT FUND	107164			107164	
AUX. FUND	554				554
TOTAL EXPENSES	481925	364863	9344	107164	554
NET EXCESS/ (DEFICIT)	-79367	30260	-2219	-107164	-244
FUND BALANCE 12-31-88	1184220	-6004	2547	1182731	4946
TRANSFERS-IN:					
Reserves	45027			45027	
Invest in Plant	0				
TRANSFERS-Other					
CURRENT FUND BALANCE	1149880	24256	328	1120594	4702

JUN 8 9



GREENBELTS AND SPORTS

All residents are once again reminded of the long standing rule that the green belts should not be used for baseball, soccer, football, golf or any other such sports activity. Although it may seem like your particular activity causes relatively little damage to the grass and other landscaping, the cumulative effects in a community with approximately 1000 households can be very substantial. Please use the playing fields at the Community Center for all sports activities and in this way help to preserve the beauty of the green belts for all to enjoy.

NOTICE: CHANGE IN LANDSCAPING

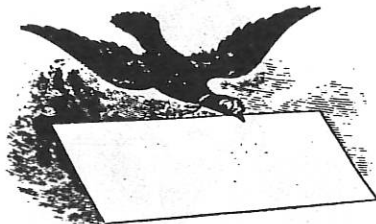
A change has been made by the Landscape Committee for the plantings under the coral trees on Spindle, Daysa, Gelidum and Padina Circles. The original concept was to use Ivy Geraniums, but after observing the Circles it was found that many cars are parked adjacent to the Circles and the Ivy Geraniums are not a suitable ground cover for foot traffic. The low growing Junipers will in time provide a mass coverage and the bark will permit foot traffic due to the parked cars along the curbing.

REPORTING PROBLEM SPRINKLERS

If any resident notes a problem with a sprinkler it should be reported to the administrative office. If the problem is not an emergency, it will be noted on the sprinkler hot sheet which is checked several times a day by the landscape foreman. If the problem is an emergency, such as a broken head with gushing water, call the administrative office during office hours (9am to 9pm, 7 days). The landscape contractor will be paged. If the emergency occurs after hours (9pm to 9am) call the Mariner gate. The guard on duty will then page the landscape contractor.

It is not necessary to fill out a homeowner request form - a phone call will set the wheels in motion.





VOICE OF THE PEOPLE

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.

ON NAME CHANGE

Let us share with you the reasons we feel that our name should be changed to Monarch Shores.

Since we are the largest community, change would greatly help Monarch Beach establish a more true and meaningful identity. If we do not vote this change we will find ourselves isolated in years to come. Since we are no longer a part of Laguna Niguel it is probably best to separate ourselves entirely. If you say 'Niguel Shores', people think you live in Laguna Niguel. We will forever be trying to explain why we are 'Niguel Shores' when we have nothing to do with that inland city.

Certainly 'Monarch' will become more associated with beach property and 'Niguel' with inland property. There is no question that our real estate values will be enhanced by using 'Monarch Shores'. Now is the time to realize our unique position in the middle of America's Riviera; that is Monarch Beach and we should be called Monarch Shores.

Steve and Sally Leonard
33591 Brigantine
240-7015

NAME CHANGE PROPOSAL

Monarch Shores in Monarch Beach - makes sense doesn't it? Let's take this opportunity to have our name reflect this very special community in which we live. Let the Board know your feelings on this important issue by filling in and returning the straw vote form on the colored paper on the back of this issue of the Seashore News.

John Dickerhoff



LOW-IMPACT AEROBIC DANDE 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 and to tone specific muscle groups, and low-impact aerobic dance movement to improve cardiovascular efficiency.

9am to 10am
Mondays & Fridays
\$40 per month
(\$5 per class drop-in)



MENS CLUB

On May 2, Dr. John Minck, Professor of Geology at Saddleback College gave an interesting talk - with slides - on causes of earthquakes and how we measure them and showed the damages suffered from previous quakes.

On May 16, Paul Scodeller, P.G.A. Professional at El Niguel Country Club since 1967 demonstrated the newest types of golf clubs - graphite and metal - and long handled putters and showed us the proper golf swing.

At our June 6 meeting Dr. Christopher T. Vanley, Pathologist at South Coast Medical Center will be our speaker. On June 20, Mr. Ray Miller, manager of the South Coast Water District, will discuss our present water situation and plans for the future.



WOMENS CLUB NOTES

The Womens Club Luncheon will be on Thursday, June 1st at 12:30 p.m. Our special guest speaker will be Randy Frintz, Project Director of Disney M.G.M. Studios. He will tell us about the exciting new Disney projects. We are especially proud to announce that Randy is the son of Marguerite and Carl Frintz. Please make a reservation if you plan to attend this interesting afternoon.

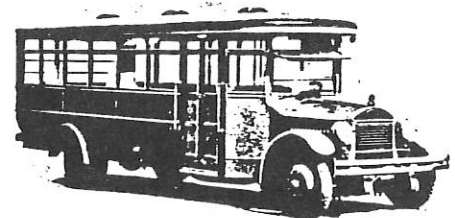
June 15th is the date of the Third Thursday Outing. The outing will be a bus trip to the County Museum of Art to view the special art exhibit of Georgia O'Keeffe. The bus will be loading at 9:15 a.m. at the Community Center parking lot. Reservations are closed for this popular event, but if you are interested in being on a waiting list, please call Lois Songer, 493-8172.

The Craft Class will meet on June 8th from 10:00 a.m. until 2:00 p.m. Everyone is welcome.

IN MEMORIAM

**DR. WILLIAM SEIFERT
MAY 13, 1989**

Dr. Seifert may be remembered as a frequent swimmer at the Rec Center. He was a surgeon of urology on the staff of the Swedish American Hospital and served as a flight surgeon in World War II in the Air Force.



COUPLES BRIDGE

While our star reporter (and leader) is tap dancing her way across China, this cub will fill in.

On Friday May 5 (cakes and hosting duties by Nick and Mary Martin), the unbeatable card combo was Virginia Brooks and Doris Kelman. Stan and Colene Thompson were close behind for second place.

On May 19 Walt and Margaret Brugger drew the top tickets. (Those darn guys - they just won about a month ago!) Second place was rung up by Mickey and Dorothy Ann McLaughlin, who came roaring back to the bridge club after a too-long absence. Hosts that night were Don and Jane Lutz, who also tempted us with an array of outrageous cookies (some of which were made by ol' Don himself, it's said).

June club meetings will be on the 2nd and 16th. The latter is the biggie: our Monster Summer Party & Pigout. So mark your calendar.

Because June's a five-Friday month, we'll suffer a three-week wait till our July get-together.

WEDNESDAY AFTERNOON BRIDGE

WINNERS:

Apr 26th: 1st - Vickie Barth
2nd - Dorothy Ambrose

May 3rd: 1st - Joan Sullivan
2nd - Adelle Shanta

May 10th: 1st - Mary DeVilbis
2nd - Virginia Brooks

May 17th: 1st - Wilma O'Keefe
2nd - Evelyn Lingenberg

New members welcome. Play begins promptly at 11:50am. Come early if possible. For reservations call Jean Freeman at 493-6667 on or before Monday preceding the Wednesday games.



POTLUCK SALUTES FATHERHOOD

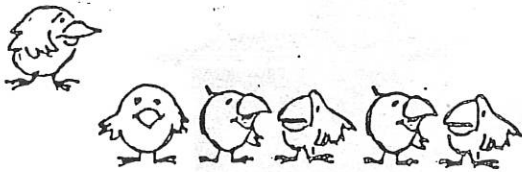
Through the mists of time, Motherhood and Fatherhood emerge as a period of considerable dedication of time, energy, and money. But, as we all know, having paid your dues, one tends to remember chiefly the brighter moments of family life. Some of us in Potluck feel that for being contributors to the brighter moments — as well as for sharing the burdens of raising a family, Fathers should receive a great share of the credit for successful parenting.

Hence they will be honored on the evening of June 18, at which time members are invited to bring their casseroles, salads, and desserts along with tableware and cocktail beverage.

The committee in charge of this occasion consist of:

Margueritte and Jack Horne	A - G
496-8525	
Jean and John Maynard	H - M
661-9078	
Margaret and Walt Brugger	N - Z

Cocktails 6:00pm
Dinner 7:00pm



NIGUEL SHORES SINGLES

WELCOME GUESTS! JOIN US!

"Play it again Sam!" If you missed the May meeting, wine and hors d'oeuvre party, last month because of a last minute date change due to the School Bond election, we are sorry, so we are going to play it again June 13 at 7pm at the Rec Center. Please call Kathleen Calef, 661-7036, for reservations and what to bring.

We are also planning a very important organizational meeting that evening. We know you will want to be there to voice your opinions, give us your ideas and help us keep our act together.

A steering - entertainment committee meeting will be held June 5, 7pm at Kathleen's home. If you would like to help steer - please call her and let her know that you will be there.

A theater party has been suggested at Saddleback. Plays will be offered in July. More information to follow.

Those adventurers who trekked to "The Carlsbad Village Faire" thoroughly enjoyed themselves.

Any questions - call Eve Magnus, 248-0427.

Reservations to Kathleen by the 10th please. SEE YOU THERE!

WOMENS GOLF

FUN-DAY AWARDS last month were as follows:

LOW GROSS - Mary Heyer and Rose Marie Lawson

LOW NET - Mary Lou Delaney, Margaret Brugger and Grace Densmore

CLOSEST TO THE PIN - Fern Brooks

LONGEST DRIVE - Lucy Van Elzaker

Maggie Waterman announced she would not be able to continue as Captain for the Monday group after June. Having served in this capacity for more than four years, she was given a big hand and thanked profusely for her efforts. Continue to call her (855-4749) if you want to play Mondays in June, and be sure to call the TUESDAY preceding play-date.

Carol Hollinger (496-8687) is still the one to call for Friday play, and again be sure to call her the TUESDAY preceding play-date.

June's FUN-DAY will be held Monday, June 12 at Aliso Creek. The meeting, awards and brown-bag lunch will be at the home of Rose Marie Lawson. RSVP to her, please, at 493-2451.

Thanks to Fern Brooks for bringing the DAILY DOZEN reminders to speed up play on the golf course, and for reading them at the meeting. These reminders were not only witty but pertinent.

An example: "NO MULLIGANS - anywhere, anytime. It wastes time and the only way you can get a better shot is to have someone else hit it anyway. The original Mr. Mulligan was a 39 handicapper with the shanks who sold his clubs when he discovered the second shot was usually as bad as the first."

SUMMER CAMP '89

It is soon to be that time of the year again. The time when all children need that special activity to fill those long summer days. How about "Summer Camp '89"?

My name is Mike Fronier. As in 1984 and 1985 I am once again happy to be working at Niguel Shores, this year as the Summer Camp Director.

Over the past five years I have studied at SDSU and graduated with a major in Physical Education and a minor in Biology. I have acquired a teachers credential and have been teaching Marine Biology and Physical Education to both high school and junior high school students. This past year has been my most enjoyable in working with children as coach for both boys soccer and girls Junior Varsity softball teams at San Clemente High School.

With my strong sports background, I plan to have plenty of sports oriented activities and games. It is also my intention to continue with well-rounded arts and crafts projects and educational activities.

Camp will run Monday through Thursday from 10am to 3pm for children 7 to 12 years old and 10am to 1pm for children 4 to 6. All children must live in the Niguel Shores Community. In the planning are some Friday events that will be available at a slight extra cost. One such event will hopefully be taking the campers to see a California Angels baseball game.

Camp begins this year on July 10th and will run until September 1st. This 8-week period will be divided into four 2-week sessions, with each week having a specific theme.

Beginning June 27th I will be in the office full time. Before this date I will be in and out on a part time basis. Pre-registration will begin June 30th, so please hurry as spaces will be limited. Exact costs and scheduling will be available in the office prior to this date. If you have any questions or requests, please contact me through the office at 493-0122. I am looking forward to making your child's summer one to remember! See you soon!

Mike Fronier
Summer Camp Director



SUMMER IS DEFINITELY ON THE WAY!

As a reminder, Lifeguards will begin working Saturday, June 24th. I will be returning this summer as aquatic supervisor and am eager for parental response. Swim lessons will start July 10th, running for eight weeks in two week sessions. Feel free to stop by the pool after June 20th if you have any questions.

Thanks, and looking forward to the summer.

Keith Cannon



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.

GARDEN CLUB ANYONE?

Several residents have expressed interest in a garden club. It would meet regularly and its focus would be on helping members make their gardens beautiful. By bringing in outside experts the club meetings would deal with such matters as what to plant, when to plant it and how to take care of these plants.

If you would be interested in participating in a garden club, please complete the tear-off and return it to the NSCA office.

GARDEN CLUB QUESTIONNAIRE

Name: _____

Address: _____

Phone: _____

I would be interested in participating in a garden club.

Signed: _____

FOR SALE: Two sofa/loveseat sets. Gold quilted velvet or cream/tan/gold cut velvet. \$100/set. 493-9286.

SIX SMALL ANTIQUE maple side chairs, made about 1875, cane seats. \$500. 496-0491.

FOR SALE: Brand new Huffy beach cruiser (blue) \$75. Avita 850 exercise rower \$150. Call 493-7023.

FOR RENT: June 25 through July 31, 1989. Furnished 3 bdrm/2 bath home. \$2500 per month, 496-7649.

SUMMER RENTAL: July and August. Broadmoor home w/ocean view, 3bdrm/3baths, completely furnished. 2 months - \$5000; 1 month - \$3000. Call 493-5716.

LIKE NEW, CUSTOM MADE light oak shelf. W-11ft. H-10in. D-10in. Cost \$220, will sell for \$95. Call 493-2256.

PUPPIES: Cutter and Kelly, two beautiful Niguel Shores pure bred golden retrievers of champion stock had 10 puppies May 17, ready and weined July 17. Call 493-7424.

NIGUEL SHORES PAPER DRIVE

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



NSCA DIRECTORY

JUNE 1989

BOARD OF DIRECTORS

President.....Dan Aldrich
First Vice-President.....Phyllis Luengen
Second Vice-President.....Ed Adams
Secretary.....Dick Luedeke
Chief Financial Officer.....Lloyd Somerfield

STAFF

General Manager.....Kim Tate
Accountant.....Ivy Hsia
Secretary.....Joy Johnson
Receptionist.....Shirley LaBonte
Maintenance Supervisor.....Jose Angulo

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	Lee Richards	1st & 3rd Thursday
Communication	John Dickerhoff	See Calendar
Community Relations.....	Forrest Owen	3rd Wednesday
Finance	Frank Taylor	See Calendar
Landscape	Bob Lothringer	4:00pm, 2nd Monday
Legal	Board	
Maintenance	Norm Pomeroy	9:30am, 2nd Monday
Nominating.....	Dick Luedeke	See Calendar
Recreation	Cathy Jones	7:30pm, 1st Tuesday
Traffic & Safety.....	Rick Foth	4:00pm, 3rd Wednesday
Tree View Blockage.....	Carroll Cox	2:00pm, 2nd & 4th Monday

Sea Terrace Townhomes Assoc. I

Sea Terrace Townhomes Assoc. II

Don Beaver, President
Ron Miller
Sheila Dekalb
Craig Fry
Donna Rosecrans

Maurie VanNostrand, President
Ralph Brown
Martin Ullman
Ernest Stegemann
Bernard Baskin

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.

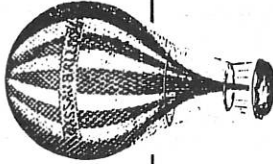
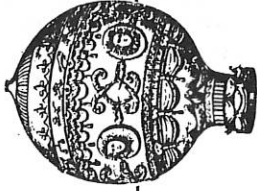





Editorial Staff - Communication Committee, Volunteer NSCA Members.
Layout Coordinator - Doris Adams
Word Processing - Joy Johnson
Collation and Distribution - Volunteer NSCA Members.

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. Submission due before 7 pm on the 19th of the month.

MIGUEL SHORES CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			JUNE	1989	MAY 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	JULY S M T W T F S 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
4	5 Womens Golf Aerobics 9:00	6 Paper Slvg Comm 7:30 Mens Club Brkfst 8:15	7 Noon Bridge 11:50 	8 Ladies Day Tennis 9-11 Womens Crafts 10-2	9 Womens Golf Aerobics 9:00 	10 Couples Bridge 7:30
11	12 Womens Golf FUN DAY Aerobics 9:00 Maint Comm 9:30 Tree View Comm 2:00 Lands Comm 4:00	13 Mens Club Golf 	14 Noon Bridge 11:50 Rec Comm 2:00 OPEN BOARD MTG 8:00	15 Ladies Day Tennis 9-11 TTO 9:15 Arch Comm by appt Weight Watchers 6:00	16 Womens Golf Aerobics 9:00	17 Womens Golf Aerobics 9:00
18	19 Womens Golf Aerobics 9:00	20 Mens Club Brkfst 8:15 Comm Comm 1:00 Finance Comm 7:30	21 Noon Bridge 11:50 Traff & Saf Comm 4:00 Comm Rel Comm 4:00 OPEN BOARD MTG 8:00	22 Ladies Day Tennis 9-11 Weight Watchers 6:00	23 Womens Golf Aerobics 9:00	24 Couples Bridge 6:00 Womens Golf Aerobics 9:00  Summer Lifeguard Begins
25 Tennis Social 2:00 	26 Womens Golf Aerobics 9:00 Tree View Comm 2:00	27 Mens Club Golf	28 Noon Bridge 11:50	29 Weight Watchers 6:00	30 Womens Golf Aerobics 9:00	

3139 Roofs (4-19-89)

A. Any change in type of roofing or deviation in color from the original requires the approval of the Committee.

B. Approved roofing materials for pitched roofs:

Wood shingles, wood shakes, clay tile, concrete tile (equivalent to Cal Shake) and Decra Tile (or equivalent), Hardishake (installed to Class A specification).

C. Gravel

Gravel may be used on flat roofs only. Color of gravel shall be submitted for approval to the Committee (no white gravel allowed). Generally color will be beige or brown. Gray may be approved when this goes best with house color.

3141 Front Yard Improvements in Sea Terrace I and II (1-18-89)

No improvements or changes of any kind, including structures (driveways and walkways) may be made in the front yard of any lot in Sea Terrace I (Tracts 7515, 6881, 6884) 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.

(6-1-89)

8. Reduction of open space between certain dwellings.

Note: The open space between dwellings in the town-homes and garden homes (tracts 6782, 6881, 6883, 6884, 7203, 7517, 7573, 8038, and 8602) as initially provided shall not be reduced to less than three feet (or five feet on certain lots) and no construction shall be placed within the easement area.

9. Structures, plantings or other materials shall not be placed or permitted to remain, or other activities undertaken, including regrading, which might interfere with established slope ratios, create erosion or sliding problems, or interfere with established drainage functions or facilities.

10. Slumpstone walls and pillars installed by the developer and visible from outside the lot may not be painted or altered.

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.

SHOULD NIGUEL SHORES CHANGE IT'S NAME?

It has been suggested by some residents that the name of Niguel Shores Community Association be changed to reflect more closely our location in Monarch Beach, City of Dana Point. One possible name which has been suggested is "Monarch Shores Community Association".

The purpose of this straw poll is to gauge the feeling of the membership on this issue PRIOR to taking further action which might result in expense to the Association and, therefore, to the members. This is YOUR community! Please take the time to respond so the Board may act according to the wishes of the people it represents.

On the "Pro-Change" side, real estate professionals believe the change may help property values over time. Some individuals believe the change would more closely reflect the name of the new city, Monarch Beach, of which Niguel Shores is now a part.

On the "Don't-Change" side, Niguel Shores has an established identity. The names of "Niguel Road" and "Niguel Shores Drive" will remain in effect. Outside associations, city leaders, etc. don't care what we call ourselves. The cost to the Association to make the change would be approximately \$10,070, or \$10.49 per property.

PLEASE GIVE US YOUR OPINION NOW!

NO! Don't change the name of Niguel Shores Community Association.

YES! Let's change the name to _____.

YES! Let's change the name to Monarch Shores Community Association.

Return this sheet to the Administrative Office or drop it in the ballot box on the exit side of the Mariner Gate.

Deadline for return is June 19 at 9PM. Results will be announced at the Board meeting on June 21 at 8PM.