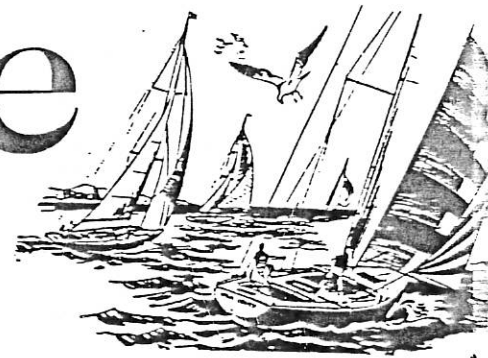


seashore news



Published monthly by the Niguel Shores Community Association

NOVEMBER 1989



COMMUNITY CENTER REMINDER

As of September 15, the Community Center returned to its winter "mode". The center is open daily from 9am to 9pm. Business office hours are 9am to 5pm Monday through Friday. There is no longer a lifeguard on duty; therefore, residents are reminded that children under 14 years of age are not allowed in the pool unless accompanied by an adult. No one under 18 is allowed in the jacuzzi area.

"Old Man Winter" is setting in, and as the mercury continues to dip progressively lower during the night, the pool will start closing at 8:45 p.m. to allow for covering. (Why? ENERGY CONSERVATION!)

If you have any questions, please refer to Rules 5101 thru 5108 of the NSCA Rules and Regulations or contact the Association office.

RULES AND REGULATIONS

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

Attached are copies of parts of the Association's Rules and Regulations amended to reflect changes in the Landscaping, Suspension, and Community Center rules.

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

STREET SWEEPING SCHEDULE

The scheduled dates for street sweeping this month are Wednesday and Thursday, November 1st and 2nd and Wednesday and Thursday, November 15th and 16th. These dates are also noted on the attached calendar. If at all possible, you are requested to have your vehicles off the street on these dates to allow the street sweeper to do a thorough job.

NSCA BOARD MEETING DATES

WEDNESDAY, NOVEMBER 1ST AND 15TH, 1989

8:00PM

NOV 89

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.

At last, we're seeing some significant changes in The Shores! the recently painted homes on Halyard are beautiful. Hats off to Don Beaver on the excellent color selections. Actually, the most obvious change is the absence of that antiquated "Norfolk Brown". Let's hope we are seeing a phasing out of that dated and over-used color in our community.

Not one new development is using "Norfolk Brown"; in fact, many older communities have re-painted and lightened their color schemes. There is absolutely no question that such updating increases property values! Even the Alpha Beta center on Crown Valley has lightened up.

Isn't it time, after almost twenty years, for a real modernization of The Shores appearance? Couldn't the Landscape and Architectural Committee get together with some professional consultants to give us some suggestions for a fresher, more contemporary look? This could be a relatively inexpensive investment greatly increasing our property values.

Please come the board meetings to express you views on these ideas.

Carol McWilliams



We need a SUGGESTION BOX. It should be mounted at the Main Gate. A monthly half-hour gathering of residents preceding the Open Board meeting could provide a simple and efficient opportunity to review the suggestions.

Wouldn't it be hospitable and friendly to have a Greeter at the door welcoming folks; presenting them with the current list of suggestions; and directing them to their respective neighborhood groups for discussion?

Later, when the Open Board meeting convenes, the consensus of opinions on the suggestions could be presented. We would save time for the Board and promote better understanding among our residents.

What say you? Phone 496-4561.

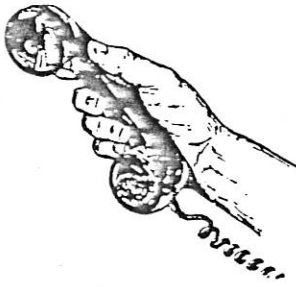
Jean Rasmussen,
Resident since 1972



VANDALISM COSTS EVERYONE!

During the months of September and October, your Association suffered several acts of vandalism and was forced to spend approximately \$500.00 to make repairs.

Vandalism costs money—money paid by each member of Niguel Shores Community Association in the form of assessments. Help us stop vandalism! The Association offers a reward for persons who provide information leading to the arrest and conviction of anyone who vandalises and/or willingly destroys or damages Association property. Such information should lead to the apprehension of persons who make full restitution for damages (NSCA Rule #9401).



NEIGHBORHOOD WATCH

While our Neighborhood Watch program continues to function without a regular chairman, all is not well. In the past four weeks our Niguel Shores office has received reports of seven break-ins, attempted break-ins or thefts. In all cases they were first reported to the Sheriffs Department and then to our office. This is a recommended procedure which permits us to alert the community when burglaries or attempted burglaries occur.

These crimes did not occur in any single area but were spread around. Streets on which incidents occurred were Windward, Dosinia, Moonsail, Hobart Bay, Magellan Isle, Salvador Bay, and Brisbane Bay. The incidents point up the need for all of us to look out for our neighbors and make our Neighborhood Watch an effective burglary prevention program.

If you see suspicious people in your neighborhood, call the Sheriffs Department at 647-7000 (911 in an emergency). Keep your doors and windows locked and if you are going to be away for several days, let a neighbor know. If you are new in the community and want more information on Neighborhood Watch call or come into the office. Anyone interested in serving as the Neighborhood Watch chairman or co-chairman is asked to contact the office or the Board Liaison.

Ed Adams, Board Liaison
NSCA Neighborhood Watch

COUPLES BRIDGE

It was Ladies Night at Friday bridge on October 6 when Fran Maurin and Dal Weber scored highest of the evening and Gina Hancock and Jackie Maier finished in second place. Don and Jane Lutz supplied us with trays of cookies which had been baked in tandem, Don contributing his favorite oatmeal kind. On the 20th the top two places were won by Wilma O'Keefe and Virginia Brooks, and newcomers Grover and Barbie Brown. Congratulations for superior playing and good fortune. Maurie and Carol Van Nostrand served as hosts; I didn't ask who the family baker was.

Thanks to all who acted as chairmen. It seems we look forward to the "socializing" nearly as much as to the competition. Remember to come join the fun on first and third Friday nights, which in November will be the 3rd and 17th.

WEDNESDAY AFTERNOON BRIDGE

Winners:

Sept. 20th:	1st - Adelle Shanta
	2nd - Leon Sall
Sept. 27th:	1st - Leon Sall
	2nd - Emily Salazar
Oct. 4th:	1st (tie) - Mary Barling
	Doris Kelman
	2nd - Frieda Baskin
Oct. 11th:	1st - Leon Sall
	2nd - Gloria Thrailkill
Oct. 18th:	1st - Lois Alexander
	2nd - Maggie Waterman

New members are welcome. Play begins promptly at 11:50 a.m. Plan to come early.

For reservations call on or before the Monday preceding the Wednesday Bridge. For the month of November call Frieda Baskin, 661-3521, for the first three Wednesdays. Call Margaret Costello for November 22 at 493-0465 and Virginia Piper for November 29 at 661-9707.

MENS CLUB

Fifty people enjoyed a fine meal and a wonderful performance of "Oklahoma!" at the Elizabeth Howard Curtain Call Theatre on October 25. This included three ladies from the community escorted by member Sy Feiner, who arrived in his Rolls Royce. Brave man!

Vice-President Joe Schaefer focused programs for October on the autobiographies of club members. Abbreviated life stories were presented by Don Ellis, Dave Gordon, Dave Parrett, Gordon Bannerian, John Flynn, Richard Luedeke, and Bob Converse.

There will be no meeting on the first Tuesday of November because of Election Day. November 21 will be "ladies day." About 130 are expected for breakfast that day and Ed Bieschke, our outstanding breakfast chairman, promises a good meal for all. Speaker that day will be Eileen Krause, Dana Point Mayor.

Tuesday evening December 12th again will be our Christmas Dinner Dance at El Niguel Country Club. The price per person is \$40. The cocktail hour starts at 6:00 p.m. with a delightful dinner at 7:30 p.m. The Sam Conti orchestra will be entertaining us all evening. All Niguel Shores residents are cordially invited as guests. For reservations call Lee Writer, Chairman, at 493-6196.



WOMENS CLUB NOTES

The November 2nd luncheon will be catered and will begin at 12:30pm. The program will be "Holiday Fashions" from the Monarch Silk Shop. If you need further information, please call Bernice Zeigner at 496-2246.

There will be no Third Thursday Out in November.

The Craft Class will meet on November 9th from 10:00 until 2:00. Since there is no TTD, make this your special opportunity to learn from our talented Harriet Writer.

In lieu of a luncheon in December, we will have our annual Wine and Cheese Party. Be sure to save the evening of December 7th for this fun event.

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
Mondays & Fridays
\$35 per month
(\$5 per class drop-in)



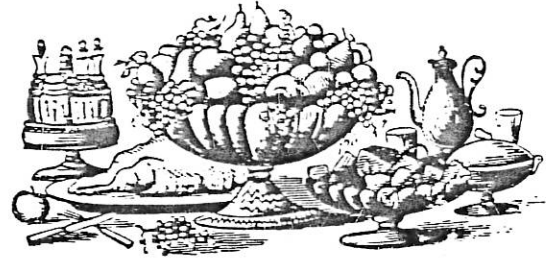
NIGUEL SHORES SINGLES

The regular meeting of the Niguel Shores Singles will be held Tuesday, November 14 at 7:30 p.m. in the Rec Center.

May events are being planned. Please come and get in on the planning.

Anyone who has not picked up their ticket for the MADRIGAL FEAST at UC Irvine, please call Lucy Van Elzakker at 496-8565.

Attention! Anyone who may have missed out on the Madrigal Feast tickets, please call Eve Magnus at 248-0427 in case there are extras. The event is December 8th at 8:00 p.m., \$31.70 per ticket.



"SIMPLE SIMON" POTLUCK

For the November 20 Potluck, our committee has decided to use the "relaxed approach." Sliced honey-baked ham will be provided to be accompanied by your own concoction of vegetable, salad, or dessert which can well be on the side of simplicity, since you will possibly be saving yourselves for various extra items later on. No additional charge will be made for the honey-baked ham. Just bring your cocktail beverage and tableware and be prepared for a comfortable evening of pre-Thanksgiving enjoyment.

The following committee will be contacting you for reservations:

- | | |
|----------------------------------------|-----|
| Jackie and Don Maier
496-9654 | A-G |
| Wanda and John Bunker
240-5845 | H-M |
| Marguerite and Carl Frintz
493-2040 | N-Z |



MIKE IS BACK!

All of Mike Morrison's tennis students and those who take part in the monthly Sunday Socials will be happy to hear that he is back on the courts. The November Social is set for the 19th at 1:00 p.m. Call Mike at 496-3452 if you want to play.

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



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.

1982 NISSAN - 5 doors, 5 speed, manual. Back seat drops to a station wagon, \$2200. Dollhouse, \$250. 493-6319.

FOR LEASE: The only 5 B/R Garden Home on the oceanside of PCH. Available approximately 1 Dec 1989. Principals only. Evenings, (619) 454-3786. Daytime, (619) 578-7433. Ask for Dave.

3-WHEEL ADULT BICYCLE - excellent condition - great for cycling around the Shores, \$100.00. Call 661-1723 evenings.

FOR SALE: Cabinet/Bar/Room Divider; L6'8", H3', W1'7"; 2 drwns; walnut finish; cane trim; custom made, \$250. Lounge chair, upholstered, rust color, like new, \$75.00. Phone 661-6882.

FOR RENT: Newly upgraded home - 3 bedroom, 2 bath, family room. Located on Feriwinkle, very private, great view. (213) 431-9472.

FOR SALE: Super Teri D-Lux ice skates, womens size 8 1/2, excellent condition. Riedell ice skates, womens size 8. Girls 10-speed bike. Girls 3-speed bike, 496-7407.

FULL OCEAN VIEW - ocean side of Coast Highway. 3 Bedroom, 2 Bath Garden Home. Asking \$499,000. 493-6121.

WOMENS GOLF

The following were winners in October at the NSCA Womens Golf FUN-DAY. The game was Match-Play variation.

First: Ceacy Johns and Val Fellows

Second: (a tie) Ginny Kenny and Bea Bonestell; Rose Marie Lawson and J.A. Goodman

Third: (a tie) Mary Heyer and Maggie Waterman; Peg Bucci and Liz Kelsch

Closest to the Pin: Ceacy Johns

Longest Drive: Ginny Kenney

Next FUN-DAY will be Monday, November 13 at 9:00 a.m. Be at Aliso Creek Golf Course at 8:45 a.m. The round will be followed by a brown-bag lunch and meeting at the home of Liz Kelsch. Those wishing to participate should call Millie Deffebach at 496-4835.

Call Millie if you wish to play with the Monday group, and Carol Hollinger (496-8687) for Friday play. Be sure to call a week in advance for either Monday or Friday play.

NIGUEL SHORES PAPER DRIVE

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

NCSA DIRECTORY

NOVEMBER 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

NCSA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	Lee Richards	1st & 3rd Thursday
Communication	John Dickerhoff	See Calendar
Community Relations.....	Forrest Owen	3rd Wednesday
Finance	Andrew Boush	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	2:00pm, 2nd Wednesday
Traffic & Safety.....	Rick Foth	4:00pm, 2nd 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
Ron Lackey

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

NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, 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 NCSA Board actions and Community activities, and to encourage participation in Community affairs.




Editorial Staff - Communication Committee, Volunteer NCSA Members.
Layout Coordinator - Doris Adams
Word Processing - Joy Johnson
Collation and Distribution - Volunteer NCSA 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 NCSA committees, NCSA member organizations and individual members are welcomed. Submission due before 7 pm on the 19th of the month.

NIGHTH SHORES CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>19 Tennis Social 1:00 </p>	<p>20 Womens Golf Aerobics CommComm</p>	<p>21 Mens Club/Ladies Day Breakfast 8:15 Art Workshop 1-4</p>	<p>22 Noon Bridge 11:50</p>	<p>23 THANKSGIVING DAY!  ADMIN. OFC. CLOSED</p>	<p>24 Womens Golf Aerobics</p>	<p>25 Womens Golf Aerobics</p>
<p>12 Womens Golf FUN-DAY 9:00 Aerobics 9:30 Maint Comm 2:00 Tree View Comm 4:00 Lands Comm</p>	<p>13 Womens Golf Aerobics CommComm</p>	<p>14 Mens Club Golf Hill & Harbor C-1 10-1 Art Workshop 1-4</p>	<p>15 Noon Bridge Street Sweeping Traf&Saf Comm 4:00 Comm Rel Comm</p>	<p>16 Ladies Day Tennis 9-11 Street Sweeping Arch Comm by appt Weight Watchers 6:00 Finance Comm 7:30</p>	<p>17 Womens Golf Aerobics</p>	<p>18 Womens Golf Aerobics</p>
<p>5 Womens Golf Aerobics</p>	<p>6 Womens Golf Aerobics</p>	<p>7 SCHOOL ELECTION 7am - 8pm Art Workshop 1-4 No Mens Club Brkfst</p>	<p>8 Hill & Harbor Srs 10-1 Noon Bridge 11:50 Rec Comm 2:00 Traf&Saf Comm 4:00</p>	<p>9 Ladies Day Tennis 9-11 Womens Crafts 10-2 Weight Watchers 6:00</p>	<p>10 Womens Golf Aerobics </p>	<p>11 Womens Golf Aerobics</p>
<p>26 Potluck 6:00</p>	<p>27 Womens Golf Aerobics Tree View Comm</p>	<p>28 Mens Club Golf Art Workshop 1-4</p>	<p>29 Hill & Harbor Srs. 10-1 Noon Bridge 11:50</p>	<p>30 Ladies Day Tennis 9-11 Weight Watchers 6:00</p>	<p>ADMIN. OFC. CLOSED</p>	<p>ADMIN. OFC. CLOSED</p>
<p>NOVEMBER</p>	<p>NOVEMBER</p>	<p>NOVEMBER</p>	<p>NOVEMBER</p>	<p>1989</p>	<p>OCTOBER 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</p>	<p>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</p>



MIGUEL SACRES COMMUNITY ASSOCIATION
 STATEMENT OF REVENUE, EXPENSE AND BALANCE
 ALL FUND
 FOR THE MONTH ENDING SEPTEMBER 30, 1989

	TOTAL	OPERATING	RESTRICTED	PLANT	AUXILIARY
REVENUE:					
Regular assess	1080000	1080000			
Extraord Assess					
Breakers Isla	3588		3588		
Sea Terr II	16863		16863		
Other	146571	134979			11592
TOTAL REVENUE	1247022	1214979	20451	0	11592
EXPENSES:					
Community Ctr.		44106			
Landscape		383183			
Traffic/Safety		89728			
SLA		480971			
Transfers to Reserves		134452			
TOTAL OPERATING	1132440	1132440			
Breakers Isla			4639		
Sea Terrace II			19771		
TOTAL RESTRICTD	24410		24410		
PLANT FUND	258872			258872	
AUX. FUND	10653				10653
TOTAL EXPENSES	1426378	1132440	24410	258872	10653
NET EXCESS/ (DEFICIT)	-179353	82539	-3959	-258872	939
FUND BALANCE					
12-31-88	1184220	-6004	2547	1182731	4946
TRANSFERS-IN:					
Reserves	153088			153088	
Invest in Plant	-4189			-4189	
TRANSFERS-Other					
CURRENT FUND BALANCE	1153766	76535	-1412	1072758	5885

(11-1-89)

2751 Legal Basis for Suspension of Rights (2-1-85)

The authority of the Board of Directors with regard to the suspension of voting rights and the right to the use and enjoyment of the common areas of any member and his guests and delegates is pursuant to the authority provided in Section 304 of the By-Laws of the Association, Article IV, Section 3 of the Association's Covenants, Conditions and Restrictions, and Section 7341 of the California Corporation Code.

2752 Suspension of Rights (10-4-89)

The voting rights and/or the right to the use and enjoyment of the common areas of any member, and his guests and delegates, may be suspended by action of the Board of Directors for any one or more of the following reasons:

- (1) The members assessment account remains unpaid and delinquent for a period of ninety-one (91) days or more. Such suspension shall remain in effect until all unpaid and delinquent assessments are paid in full.
- (2) The personal conduct of the member and/or his guests and delegates (including tenants), constitutes a violation of the Rules and Regulations adopted and published by the Board of Directors and governing the use of the common areas and facilities and the personal conduct of persons thereon. Such suspension shall be for a period not to exceed thirty (30) days.
- (3) Physical or mental impairment which presents an unreasonable risk of injury to, or threat to the safety of, the individual involved or other members and their guests and delegates who are entitled to the use and enjoyment of the community center facilities. Such suspension shall be limited to the community center facilities and shall be under such conditions and for a period to be determined by the Board of Directors in accordance with the rules and procedures set forth in NSCA Rules 5101 and 2753.

2753 Procedure for Suspension (2-1-85)

- (1) The member, or other person whose rights are the subject of suspension, shall be given written notice of the nature of the conduct for which suspension is considered, the nature of the suspension action to be taken, and the date, time and place at which the Board of Directors will take action upon the proposed suspension of rights. The notice shall be sent by first-class mail not less than fifteen (15) days prior to the date of the Board of Directors' meeting at which action on the proposed suspension of rights is to be considered by the Board.
- (2) At the time of the scheduled meeting of the Board of Directors, the member or other person, shall be entitled to be heard by the Board either orally by attending in person, or by presentation in writing. Any presentation in writing must be received at the Association's management office not later than 3:00 PM of the day scheduled for the Board's meeting.
- (3) The member or other person shall have the right to be represented by an attorney of his choice and to present evidence, written and/or oral, on his behalf at the scheduled hearing before the Board. He shall also have the right to cross examine any witnesses presented on behalf of the Association.
- (4) If the member (or other person) and/or his attorney intend to be present and be heard at the meeting, he must notify the Board in writing of such planned attendance of himself and/or his attorney at least five (5) days before the scheduled date of the Board's meeting. Failure to do so may result in a continuance of the hearing to a later date.
- (5) Any suspension of rights of a member or other person by the Board of Directors shall not be effective for at least five (5) days after the date of the Board of Directors meeting at which the member, or other person, was provided an opportunity to be heard. Notice of Suspension by the Board shall be in writing and sent to the member, or other person, by first-class mail.

(11-1-89)

4001 Definitions (7-1-85)

Common Property Property owned by the Association or owned by members and eased to the Association for landscape purposes.

Common Areas Same as Common Property

Private Property Property owned by a Member and not eased to the Association for landscape purposes.

4101 Landscape Improvements (7-1-85)

An application form and two sets of plans are required for the proposed planting or placement on private property of any tree or hedge, or any shrub which at maturity and without pruning thereof, would exceed three feet in height. (CCR 7-1) The plans are to be submitted to the Architectural Control Committee and shall include the following:

1. Plot plan, drawn to scale, showing existing building outlines, fences, walls, etc. Fence and wall heights must be shown. A plot outline of adjacent property must also be included.
2. Location and elevation of all proposed plants which will exceed three feet in height and the relation of same to neighboring property.
3. Drainage plan.

4102 Approval by Default (7-1-85)

In the event the Architectural Committee, or its designated representatives, fail to either approve or disapprove such plans and specifications within thirty (30) days after the same have been submitted to it, it shall be conclusively presumed that the Architectural Committee has approved such plans and specifications. All improvement work approved by the Architectural Committee shall be diligently completed. CCR 7-3

4111 General Policy (7-1-85)

All trees and shrubs shall be trimmed, pruned and topped as necessary to remove any growth, either lateral or vertical, which unreasonably interferes with the view from any other homesite. The guidelines given in these rules are general and do not limit the responsibility and authority of the Association to adjust the guidelines to specific situations.

4112 Pad-Level Plantings (9-6-89)

No tree growing on private property at pad level shall be allowed to exceed the height of the highest elevation of the nearest adjoining roof segment, unless such height does not unreasonably interfere with the view from another lot. In areas where a lateral view obstruction is involved, plantings at pad level are limited to a height of three feet, or the height of side yard walls or fences in the lateral view lines at the view end of the "viewing" house.

4113 Slope Plantings (7-1-85)

No tree or shrub growing on a slope shall be allowed to grow higher than three feet above the top of the slope or bank, unless such height does not unreasonably interfere with views from any other lot. No planting shall be permitted to remain on any slope which might damage or interfere with established slope ratios, create erosion or sliding problems, or interfere with established drainage functions or facilities. (CCR 9-17)

4114 Overhanging Plantings (7-1-85)

No tree, shrub or planting of any kind shall be allowed to overhang or otherwise encroach upon any sidewalk or other pedestrian way, from ground level to a height of ten (10) feet, without the prior approval of Architectural Committee. (CCR9-19)

4115 Diseased Plantings (7-1-85)

No plants or seeds infected with noxious insects or plant diseases shall be brought upon, grown, or maintained upon any part of Niguel Shores. In the event of the default in the performance of this provision, and if such default shall not have been cured within five (5) days after written notice thereof, the Association shall have the right to enter upon any lot within Niguel Shores and, at the expense of the Owner of said lot, remove infected or diseased plants and/or spray the same and/or take such measures as may be necessary in the opinion of the Association to protect the same and/or the Community from the spread of such infection. (CCR9-13)

4121 Planting Maintenance (7-1-85)

All landscaping of every kind and character, including shrubs, trees, grass and other plantings shall be neatly trimmed, properly cultivated and maintained continuously by the Owner thereof in a neat and orderly condition and in a manner to enhance its appearance. (CCR9-18)

(11-1-89)

5101 Use of Community Center (10-4-89)

The Niguel Shores Community Center property, facilities and equipment are restricted to use by members of the Niguel Shores Community Association, their families, and guests.

The rules for use of the facilities are structured to provide maximum recreational benefits to the greatest number of persons, and have been established by the Association Board of Directors to preserve and protect the mutual rights of the members. Violation of these rules and regulations may result in suspension of the right to use the facilities.

The right to use the community center facilities may also be suspended by reason of the physical or mental impairment of such member, or of his/her family members, guests or delegates where, in the reasonable opinion of the Board of Directors, such physical or mental impairment presents an unreasonable risk of injury to, or threat to the safety of, such person or other members and their family members, guests and delegates who are entitled to the use and enjoyment of the community center facilities.

The duration and any conditions of suspension of the right to use the facilities shall be determined by the Board of Directors in accordance with the notice and hearing procedures outlined in NSCA Rule 2753, except that such right may be immediately and temporarily suspended by the Board of Directors pending the hearing provided for in Rule 2753 for a period not to exceed thirty (30) days.

5102 Rules for Use of Community Center (4-1-85)

1. All persons using the facilities are required to sign in when entering the Community Center.
2. Guests using the facilities must be accompanied by a member, or be registered at the office by the member. Members are responsible for the conduct of their guests and observance of the rules.
3. Access to the Community Center is restricted to authorized hours. Any member or guest who enters during unauthorized hours is subject to illegal entry and trespassing laws, and may be prosecuted. Violations of this rule may be cause for suspension of member privileges.
4. Staff has the authority to enforce all rules and regulations. Members are requested to report infractions of the rules to management.
5. No pets or other animals are permitted within the Center.
6. Glass containers or objects are not permitted on Center property.

7. Smoking is prohibited in designated NO SMOKING areas.
8. Rough or boisterous conduct, profanity, gambling, or immoderate use of alcohol is prohibited.
9. All storage areas, pool filtration rooms and private meeting rooms are off-limits.
10. Misuse or vandalism of Center facilities may be cause for suspension of privileges and referral to local authorities for prosecution, an property owners shall be subject to the fine system.
11. Skateboarding and rollerskating are not permitted in the Community Center or parking lot.
12. Individuals using the facilities may be required to furnish proof of membership or guest status.
13. Loitering is prohibited in or about the Community Center and adjacent areas.