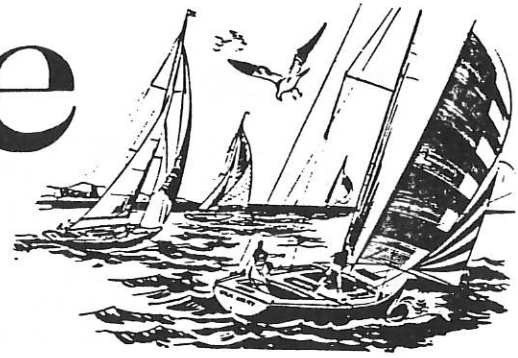


seashore news



Published monthly by the Niguel Shores Community Association

DECEMBER 1990

BOARD ACTIONS

Adopted policy for removal of dead animals from private property and common areas (5-0).

Deferred indefinitely a proposed revision to the Association's Bylaws relating to written ballots (5-0).

Adopted policy and procedure regarding Association elections (5-0).

Adopted revised rule regarding real estate signs (4-1).

Referred three tree view blockage matters to legal counsel for enforcement (5-0).

Adopted revised rule regarding roofing materials (5-0).

Adopted new policy governing private use of MFR (5-0).

Certain of the above appear in other articles or attachments in this issue of the Seashore News.

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 rules pertaining to architectural matters.

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

Also attached is a copy of the financial summary report for the period ending September 30, 1990.

NSCA BOARD MEETING DATE

WEDNESDAY, DECEMBER 5, 1990

CANCELLED
WEDNESDAY, DECEMBER 19, 1990

8:00 PM

The Board, the staff and the Communication Committee wishes all of you a Merry Christmas and a Happy Holiday Season!



SERVICE PERMITS

It is time to renew permits for service personnel such as maids, gardeners, etc. Please contact the Association office during regular business hours after December 15 to obtain a new blue service pass. You will be required to provide the name, address and phone number of the company or person for whom you are obtaining a permit.

The old, pink service permits will be honored only until January 11 to allow residents time to obtain the new blue passes.

NEW DEVELOPMENT PLANS AT OPEN MEETING

On Wednesday, December 5 at 8 pm residents of Niguel Shores will see a presentation by Nippon Shinpan Co., new owners of the vacant land formerly owned by Hemmeter/Stein Brief. Vice President Robert Rockefeller will come to our Open Board Meeting to present their new proposal to build a revised hotel and residential complex in the vacant land between Monarch Bay Shopping Center and Niguel Road.

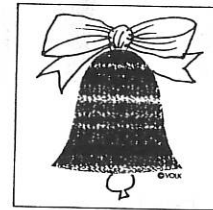
This will be yet another opportunity for Niguel Shores residents to see the proposal first hand and make comments pro or con prior to action by the City or the Coastal Commission.

These new plans are said to be a substantial improvement over the plans already approved.

All residents of Niguel Shores are urged to attend this important presentation of a major new development which, if approved, will directly affect all of us living in the Monarch Beach area.

Plan to attend the Open Board meeting on Wednesday, Dec. 5, at 8 pm.

Community Affairs Committee



DEAD ANIMAL POLICY

At its recent meeting, the Board reviewed and adopted a formal policy regarding the removal of dead animals from private property and from common areas. If the dead animal is a domestic pet, its removal is the responsibility of the pet owner. If the owner cannot be determined from identification tags and the dead animal is on private property, the property is responsible for the animal's removal and disposal. County Animal Control is to be contacted for removal, 834-6848.

If the pet owner cannot be determined and the animal is on common area, it will be removed by Animal Control upon notice from either the resident reporting the situation or the Association office.

If the dead animal is non-domestic, such as a possum, skunk or the like, and is on private property, the resident must notify County Animal Control. If the animal is located on common area, notify the Association Office. The staff member will call Animal Control to have the animal removed.

If the incident occurs outside normal office hours (9 am to 9 pm, Monday through Sunday), please notify Animal Control directly.

MULTI-PURPOSE ROOM RESERVATIONS

As a new policy, the Multi-Purpose Room of the Community Center may now be reserved for private functions by property owners.

An adult property owner, who will be present at the affair, shall request a reservation subject to availability and governing rules and pay a rental fee of \$80.00 (\$40.00 upon reservation). This money will be forfeited if the reservation is cancelled within 60 days of the date of the event.

One week before the event, the owner shall pay the balance of the fee, \$40.00 plus a \$200.00 refundable deposit which may be used to pay for any damage or special clean-up or rule violations that may occur.

If damage exceeds the deposit, the resident sponsor shall be responsible and will agree to reimburse the Association without reservation.

Alcoholic beverages may not be served to minors. Guests at the affair will confine themselves to the immediate vicinity of the MPR and walkway to the restrooms. The pool, tennis courts and jacuzzi and sauna areas shall be off limits.

Proper notice and an alphabetized guest list (typed or printed) shall be provided to the office at least 3 days prior to the event. Parking may be in the lot or along Niguel Shores Drive.

The event sponsor shall provide proof of homeowner's personal liability insurance with a minimum of \$300,000.00 and sign a hold harmless agreement.

For use of any Association equipment, please contact the office.

The maximum number of guests present shall be 100.

STREET SWEEPING SCHEDULE

The scheduled dates for street sweeping in December are Wednesday and Thursday, the 12th and 13th and Wednesday and Thursday, the 26th and 27th. 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.



CHRISTMAS GOODIES

Our gardeners and security guards make Niguel Shores a more beautiful and desirable place to live. Each year at Christmastime we residents can show our appreciation. Residents may donate homemade or purchased cookies, candies, breads or cakes. If you plan to give bread or cake, please wrap the pieces individually so they will not break during packaging. Each gardener and security guard will receive a box full of an assortment of delicious items.

We will be packaging the boxes on Thursday, December 20. PLEASE BRING YOUR GOODIES TO THE RECREATION CENTER OFFICE ON WEDNESDAY, DECEMBER 19, OR THURSDAY, DECEMBER 20, BEFORE 9 AM.

Your generosity and support for this community project are greatly appreciated. If you have any questions, please call Shirley Smith at 496-0483, Nancy Taylor at 493-7537, or Betty Quinlan at 493-9478.

WHAT'S DOING IN SEA TERRACE II

Our painting is completed and our beautification of Sea Terrace II marches forward.

We are so fortunate to reside in such a wonderful community, enjoying the ocean, the clean air and the "friendly beach people". The Sea Terrace II Board will attempt to keep you constantly informed as to decisions made that directly affect our surroundings. Hopefully most of what we do will please you. The Sea Terrace II Board is trying to reflect your wishes.

Recently we had controversial views on whether to retain eucalyptus trees in many front yards. These trees have needed to be severely trimmed each year to restrict yearly growth not to exceed the height of the houses. The alternative was to remove them entirely to be replaced with more suitable trees. Flame and Peppermint trees have been recommended.

The consensus of the Sea Terrace II Board was in favor of retaining the eucalyptus trees. We are going to try to trim them less severely to see if we can get by with one trim a year. If the regrowth is too profuse, we will have to revert to more severe trimming and accept the unsightly, scalped appearance of our trees until the regrowth appears.

We are also retaining the Alder trees in the greenbelt area behind Manta Court and plan to add a grove of trees in the greenbelt. The trees will be a mixture of Flame trees (deciduous) and Peppermint trees, or the like (non-deciduous), which should mature in three to five years. This will assure us of having lovely trees in our greenbelt in the eventuality of losing any other trees to natural demise.

We will be planting about seven Flame trees throughout our area in various front yards. We hope this will give all our residents an opportunity to become acquainted with a new look in trees in our area.

Phase I and II of our front yard planting is in progress. By the end of 1990 we hope to have 2/3 of our area planted. Ivy removal and planting of appropriate plants for both sun and shade areas are being processed.

The aim of our Board and the Landscaping Committee is to see Sea Terrace II beautiful. We are aiming for the same goal: to be happy living here and proud to be in Sea Terrace II.

Sea Terrace II residents will be pleased to learn that through the joint efforts of Kim Tate, Manager; Dick Wendt, Landscaper; and Ed Adams, Sea Terrace II, front yard maintenance costs will be reduced. A time-labor study proved that it would be possible to pare several thousand dollars from this budgeted item. The amount will be credited in next year's budget. Our sincere appreciation and thanks are offered to these three for such a noteworthy achievement.

It will soon be nominating time for members of the Board. Any interested parties please contact the Board by dropping a note at the front office. It will be forwarded to our Nominating Committee to be named shortly.

Until next month - keep smiling!

Frieda Baskin, President
Sea Terrace II Townhomes Association

Editor's Note: It is the understanding of the editors that Homeowner Request Forms submitted to the Landscape Committee will be considered as part of normal routine.

MENS CLUB

Our big event this month comes early. With only a few days for last-minute reservations we have over one hundred people planning to attend our annual Christmas Dinner Dance at the El Niguel Country Club. Anyone still wishing to make a reservation should call the event chairman, Dick MacNair (496-3735) or our Treasurer, Bob Scott (661-9107). The cost per couple is \$80, and we welcome any Niguel Shores resident or homeowner.

The single meeting of the club last month on November 20 featured Lori Markowicz who discussed the work and accomplishments of the American Arbitration Association. Looking ahead, the program for the December 4 meeting will include brief, autobiographical presentations by five of our newer members. The December 18 meeting will get into the spirit of the season with a program provided by the Dana Hills High School Jazz Choir.

The Club is also approaching the season for the nomination and election of new officers. A nominating committee appointed by President Ed Adams will be made up of past presidents Dick MacNair, Don Lutz and Lee Writer.

The Mens Club extends to all of our friends and neighbors best wishes for a joyful holiday season, a Merry Christmas and a Happy New Year.



MENS GOLF

Oct. 23 we fought our way through traffic to arrive at Willowick in Santa Ana. Many of our players are not particularly fond of that course, but it is one of the oldest in the county; and it can be fun if you give it a chance. We played a game of "Tin Whistle" and finished up with "A" Flight winner being Bob Converse with a 43, 2nd Bill Hornbarger 41, and a tie for third between Jerry Quinlan and Gene Lachel, with 38s. "B" Flight winner was Jack Horne with 41, 2nd Sy Feiner a 38, and another tie for third with Jack Fellows and Gordon Banerian scoring 36. Closest to the pin was Gene Lachel.

Nov. 13 we travelled to San Luis Rey to do battle with the trees and water. We had a bunch of high scores so we got our money's worth. One outstanding game was shot by Bob Converse. We were playing individual low net, and Bob Converse was winner of the "A" Flight with a 64; 2nd place was a tie between Lee Writer and Don Ellis with 74; and third was Bob Munz with a 76. "B" Flight winner was Ed Lafler with a 75, 2nd George Freundlich a 76, and third was Carl Printz with a 77. Bob Converse also took closest to the pin honors.

Nov. 27 we will play at Castle Creek and Dec. 11, Oceanside. No play on Dec. 25.

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

There will be no Womens Club luncheon in December.

The Craft Clas will have a party December 14 at 11:30 am. Anyone interested in attending please call Harriet Writer, 493-6196.

The Wine and Cheese Party will be December 13 from 5:00 to 7:00 pm. All members of the Mens Club and their wives are invited to attend. Please call Sally Armstrong, 661-2093.

Sandra Wessel, Community Affairs Coordinator for Tiffany and Co. in South Coast Plaza, Costa Mesa will speak at our January 3rd luncheon. She will talk about the history of Tiffany and Co. and will bring along some gift items and jewelry to show to us.

All Niguel Shores residents are welcome to attend the Womens Club monthly luncheon. Guests are also welcome. Reservations are required. To make a reservation, please call 493-6652. If a reservation must be cancelled, please call 493-6652.

TTO on January 17 will be a bus trip to the Getty Museum. TTO (Third Thursday Out) is open to all Niguel Shores residents. For reservations, please call Polly Buckingham, 496-5142, or Lois Songer, 493-8172. A check made out to Niguel Shores Womens Club in the amount of \$13.00 and left in the office will hold the reservation. Lunch may be purchased in the Museum tea room.

IN MEMORIAM

Cornie Horst, 10/25/90
Mary Ann Cooper, 10/29/90

WOMENS GOLF

The operative word for the golf getaway in October was HOT...now we don't know whether that was the golf, the weather or the good times. All those who went are first on the sign-up list for the next outing...must mean something!

If you have not made a reservation for the annual Christmas Party (Dec. 1st is the designated cut-off date), you must call Sue Forest at 661-5697 or Jean Aldrich at 496-7020 a.s.a.p. This is a catered affair and reservations are absolutely necessary. Cost per person is \$10.00 and the date is Monday, Dec. 10. Please contact Ann Lassleben at 661-0500 to be placed in a foursome for FUN-DAY golf that same morning.

FUN-DAY Awards for November went to:

Rose Marie Lawson	Low Gross
Pauline Ross	Runner-up
Marguerite Horne	Low Net
Lucy Van Elzakker	Runner-up
Millie Deffebach	Low Putts

Fern Brooks, Barb Liljenwall and Fran Maurin won the Mystery Game in a three-way tie.

Happy Holidays to all...

VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words, typed if possible. Include name, address and phone number of writer. Refer to NSCA Rules #5221, 2, 3, and 4. The Seashore News assumes no responsibility for the content of any letter. Submission due before 7pm on the 19th of the month.



COUPLES BRIDGE

Before telling you about plans for our December 7th holiday buffet, we will report winners for last month and express appreciation to the loyal folks who served as hosts for the umpteenth time.

- Nov. 2: 1st - Mickey & Dorothy Ann McLaughlin
2nd - Dick & Hope Luedeke
- Nov. 16: 1st - Kay Wittmack & Mary Bethard
2nd - Don & Jackie Maier

Hearty thanks to Dick and Carla MacNair, also to Nick and Mary Martin for supplying the steaming coffee and luscious desserts.

Our 13th annual holiday buffet will be on our regular first Friday in December. So circle the 7th on your calendars, and be sure to note that this special event begins at 6:00 when wine and soft drinks will be served preceding the feast. A meat tray and rolls will be provided in addition to all the delectable side dishes our member-guests always prepare. By special request we once again enjoy those killer cakes that were served at the spring party. Oh, yes - we will begin the card games at about 7:00.

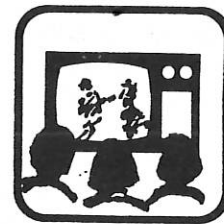
Who could resist such an offer when the price of admission is \$1 per person plus an hors d'oeuvre? We hope to see all our bridge-playing friends there. Don't miss it!

WEDNESDAY AFTERNOON BRIDGE

Winners on these dates:

- Oct. 24 - 1st place: Frieda Baskin
2nd place: Bernie Baskin
- Oct. 31 - 1st place: Bernie Baskin
2nd place: Dorothy Knauf
- Nov. 7 - 1st place: Doris Kelman
2nd place: Mary DeVilbis
- Nov. 14 - 1st place: Dennis Steiner
2nd place: Vicki Barth

Bridge players welcome. For reservations for the month of December please call Virginia Piper, 661-9707, before Monday evenings. Play begins at 11:50 am on Wednesdays. The annual Christmas bridge party and potluck luncheon on Dec. 19 will begin at 11 am, by reservation only - call Virginia Piper, 661-9707. Five dollar (\$5) gift exchange.



FRIDAY NIGHT AT THE MOVIES

Movie night for December is scheduled for Friday, December 28 at 7:00 pm. The hosts are Hal and Patty Therolf.

The first movie, suitable for children, will begin at 7:00 pm and the second movie especially for adults will start at approximately 8:45 pm. It is expected that the double feature will begin with Disney's Peter Pan and the second film will be Crossing Delancey.

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: Honda 50 scooter, automatic starter. Very safe - two rear wheels, windshield, under 90 miles. Silver grey, \$595. 661-4802.

FOR SALE: Full size crib mattress and matching side bumpers. Also playpen and high chair. 661-8130.

FOR LEASE: Lovely 2-bedroom + convertible den, 2-bath - completely furnished Niguel Shores home. Unobstructed ocean view, putting green. Available immediately w/gardener, no pets. \$1750.00 per month. Call 714-493-5137.

FOR SALE: Hoover shampoo and polisher. Great for buffing wood floors. Good condition, \$30. Carol, 496-0814.

FOR SALE: Antique ice-cream parlor stool. Set of white Ironstone dishes. Crystal prisms. 240-5845.

FOR RENT: Master bedroom upstairs. Private bath, furnished, ocean view, private phone line. Kitchen and laundry privileges. N/S. No pets. \$650 per month. 496-8565.

CONFUSED about how to connect your new CD player or VCR? Niguel Shores resident offering free advice on connecting VCRs, TVs, and stereo equipment. Economical repair service is available on a part-time basis. Call for advice or repair service in the evening or weekends, 496-6790, Ron.

WANTED: 3-4 bedroom home in the Shores with some ocean view. Price to be up to \$450,000. (818) 355-5510 or (818) 795-9087.

FOR SALE: Ladies golf clubs, Lynx Elegance - 8 irons, 5 woods, new grips - excellent condition, \$150.00. 493-2743.

FOR SALE: 1925 handcrafted Dutch Colonial doll house - eight rooms and separate garage - window boxes and glass windows. Ultimate Xmas present for little girl. For lucky Mom - beautiful Tourmaline Mink tam-type hat, soft grey suede band. 661-8130.

FOR RENT: 3 BR/2 BA Garden Home. New carpet/paint. Gardener. Near Rec Center, \$1350/month. 248-3332 or 970-7740 or 332-6032 (wk).

FOR LEASE: Garden Home "J" Plan, 4 bedrooms, 2 bath. One block from Rec Center and walk to beach. Newly refurbished. No pets. \$1500 per mo. Available soon. 714-496-5510 or 713-358-0334.

WANTED GARAGE: Niguel Shores resident looking to rent garage space for classic car to be driven only occasionally. 240-7521.

FOR SALE: 4 rattan dining chairs, \$400. Lazy Boy recliner - peach, \$50. Ceramic lamp - cream, \$40. Large framed prints. Schwinn exercycle, \$150. Microwave, \$50. Vacuum cleaner w/attachments, \$60. Yamaha turntable - new, \$80. Phone: 661-5091.

BURNS FAMILY needs high school or college student to tutor 7th grader from 4-7 pm, Monday, Tuesday and possibly Thursdays. Also need additional tutor for 5th grader same hours and days. 661-7580.

FOR SALE: Men's small O'Neil Hi-impact full suit. Good condition! Used only one season - \$55. Also, boy's large O'Neil full suit - \$25. 496-8879.

NSCA DIRECTORY

BOARD OF DIRECTORS

Lloyd Somerfield.....President
Dick Luedeke.....1st Vice-President
Bob Raymer.....2nd Vice-President
Sid Kahn.....Secretary
Lydia Reeve.....Chief Financial Officer

STAFF

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

NSCA 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	Dick Beaubien	4:00pm, 2nd Monday
Legal	Board	
Maintenance	Norm Pomeroy	9:30am, 2nd Monday
Nominating	Sid Kahn	See Calendar
Recreation	Ed Adams	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

Don Beaver, President
Craig Fry
Ron Lackey
Dave Hrisca
Sheila DeKalb

Sea Terrace Townhomes Assoc. II

Frieda Baskin, President
Doris Adams, Secretary
Ernest Stegemann
Pat Broering
Pat Long
Bernie Baskin, Treasurer

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 NSCA Board actions and Community activities, and to encourage participation in Community affairs.


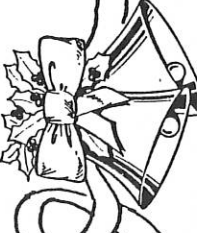

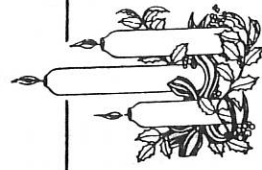

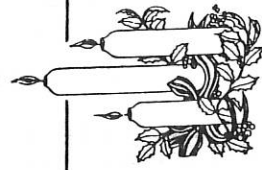
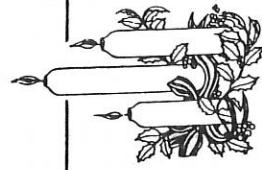

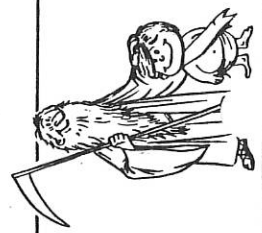
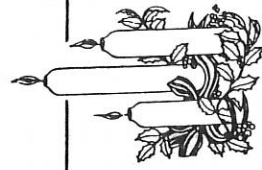
Editorial Staff - Communication Committee, Volunteer NSCA Members.
Layout Coordinators - Doris Adams and Betty Dickerhoff
Word Processing - Joy Johnson
Collation and Distribution - Volunteer NSCA Members.

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.

NIGHTHAWK SHORES CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 2	 3 Fitness Class 9:00 Hill & Harbor C-1 10-12 Art Class 1-4	4 Mens Club Brkfst 8:15 Hill & Harbor C-1 10-12 Art Class 1-4 Mens Club Dinner/Dance 1-4	5 Fitness Class 9:00 Noon Bridge 11:50 OPEN BOARD MTC 8:00	6 Ladies Day Tennis 9-11 Arch Comm by appt	7 Womens Golf Fitness Class 9:00 Couples Bridge Christmas Buffet 6:00	8 
9 Womens Golf & Party Fitness Class 9:00 Maint Comm 9:30 Womens Golf Christmas Lchn 12:00 Tree View Comm 2:00 Landscape Comm 4:00	10 Womens Golf & Party Fitness Class 9:00 Maint Comm 9:30 Womens Golf Christmas Lchn 12:00 Tree View Comm 2:00 Landscape Comm 4:00	11 Mens Club Golf Art Class 1-4 Mens Club Dinner/Dance 1-4	12 Fitness Class 9:00 Hill & Harbor Srs 10-11:50 Noon Bridge 11:50 Rec Comm 2:00 Street Sweeping	13 Ladies Day Tennis 9-11 Street Sweeping Womens Club Wine & Cheese Party 5-7	14 Womens Golf Fitness Class 9:00 Womens Craft Party 11:30 Couples Bridge Christmas Buffet 6:00	15 
16 POTLUCK CANCELLED 	17 Womens Golf Fitness Class 9:00	18 Mens Club Brkfst 8:15 Art Class 1-4	19 Fitness Class 9:00 Noon Bridge Holiday Party 11:00 Deadline for "Goodies" 7pm SSN Deadline OPEN BOARD MEETING-CANCELLED	20 Ladies Day Tennis 9-11 "Goody" Packaging 8-12 in MPR Arch Comm by appt Comm Comm 1:00	21 Womens Golf Fitness Class 9:00 Womens Golf Fitness Class 9:00	22 
23 Womens Golf Fitness Class 9:00 Admin. Ofc Closed 1:00 Ofc Aide On-Duty 1-9	24 Womens Golf Fitness Class 9:00 Admin. Ofc Closed 1:00 Ofc Aide On-Duty 1-9	25 C H R I S T M A S ! Admin. Office Closed Rec. Center Closed	26 Fitness Class 9:00 Noon Bridge 11:50 Street Sweeping	27 Ladies Day Tennis 9-11 Street Sweeping	28 Womens Golf Fitness Class 9:00 Movie Night: Peter Pan 7:00 Crossing Delancey 8:45	29  NOVEMBER 1990 S M T W T F S 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
30 Womens Golf Fitness Class 9:00 Admin. Ofc Closed 1:00 Ofc Aide On-Duty 1-9 NEW YEAR'S EVE! 	31 Womens Golf Fitness Class 9:00 Admin. Ofc Closed 1:00 Ofc Aide On-Duty 1-9 NEW YEAR'S DAY 1 9 9 1 Admin. Office Closed		26 Fitness Class 9:00 Noon Bridge 11:50 Street Sweeping	27 Ladies Day Tennis 9-11 Street Sweeping	28 Womens Golf Fitness Class 9:00 Movie Night: Peter Pan 7:00 Crossing Delancey 8:45	29  JANUARY 1991 S M T W T F S 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

(12-01-90)

3137 Walls and Fences (01-18-89)

A. Property line walls and fences shall be constructed of a material which is consistent with the design character of the residence. Chain link and grape stake fences are prohibited except as temporary fences during actual construction of another structure.

B. Height and location of all fences shall be such that views are not obstructed. The general rule is that fences on the view portion of the lot may not exceed three feet in height, including any wind screen attached to top. Committee approval is required as set forth under preceding sections.

C. Any addition to or replacement of an existing fence which changes the height, color, material or placement of the fence requires Committee approval.

D. Sea Terrace Townhomes Association I (Tracts 7515, 6881, 6884) members may replace existing wood fences with same design or with slumpstone of specified color, material, size and height to conform to community standards on file at the Association office. All fences must conform with previous fencing regarding height and placement. Wrought iron is also an option for the original front fence only. Members are responsible for costs and Association and County permits, where applicable. The exception to the choice of wood or slumpstone is not applicable to rear fences adjacent to greenbelt areas. These fences are to remain wood.

3138 Driveways (01-04-89)

A. Any change in original driveway must have approval of Committee.

B. Asphalt or asphaltic concrete driveways are not permitted.

C. Install the following across the front of the driveway by the sidewalk to take care of NSCA electrical and water lines. Pipes are to be extended one foot on both sides of driveway so connections can be made.

One 3/4" PVC electrical conduit
One 3/4" PVC water pipe

3139 Roofs (11-07-90)

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

B. Roofing materials for pitched roofs:

Wood shingles, wood shakes, clay tile, concrete tile, concrete shakes, metal tile (e.g. Decra and Sierra or equivalent), supra-slate (or equivalent) composites made of various mixtures including perlite, cement, wood fiber, etc. (e.g. Hardishake, Maxi-tile, Great Shakes or equivalent).

C. Gravel

Gravel may be used on flat roofs only, and all flat roofs must have gravel on top for aesthetics. 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.

D. Metal flashings and vents (pipes) to be painted to blend with house or roof (whichever is less noticeable).

3141 Front Yard Improvements in Sea Terrace I and II (02-21-90)

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.

(12-01-90)

3155 Mail Boxes (04-16-86)

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

3156 Service Yards (04-16-86)

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

3157 Signs (11-07-90)

Commercial signs and signs other than occupant identification, security, or street number are not permitted on private property with the following exceptions:

1. A member may display one sign advertising his or her residence for sale, lease, rental or exchange, or advertising directions to the residence, or on the real property of another with that person's consent. The sign shall be no larger than 18"x 24", shall be done in a professional manner, and may be accompanied by one agent or informational rider no larger than 6"x 24". Realty signs shall be removed within five days following entry into escrow. No sign shall be permitted to remain because of a contingency. Notification of continued showing to be handled through normal realty channels.

2. A single sign by a construction firm placed in the front yard only during actual construction not to exceed 18"x 24" and/or safety signs and/or safety lights in any number and size as necessary to protect the community at construction sites.

3158 Projections Above Roofs (04-16-86)

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

3171 Inspections (04-16-86)

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

3172 Enforcement (04-16-86)

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

3181 Architectural Fees and Deposits (01-04-89)

A. For certain types of home improvements a consulting architect's fee is charged. The fee must be submitted with the application and is not refundable. The amount of this fee is listed on the current Architectural Fees and Construction Deposits Schedule (obtain a current schedule at office).

B. The consulting architect may charge an additional fee upon approval of the application, depending upon the extent and complexity of the proposed improvements. This additional fee is not refundable.

C. A construction deposit will be charged for certain types of construction (obtain current schedule at office). This construction deposit will be refunded upon presentation to the Association of written notification by the Committee of satisfactory completion in accordance with the approved plans and clean up of debris.