

seashore news

Published Monthly by Niguel Shores Community Association
February 2001

Issue 329



FROM THE HELM

Hopefully by the time you read this issue there will be some sort of resolution to the electricity dilemma. Already we have been affected. We got off to a flying stop on our paving project in Broadmoor homes when, as the contractor was fully involved in tearing up the street, we were advised that the asphalt plants had been shut down as a result of power shortages. Imagine if this energy crisis had occurred a year ago, it could have been blamed on Y2K!

Provided we can get our printing done in time, the new Architectural Rules will be appended to this edition of the *SeaShore News*. These rules will look very different from the past ones, but there are minimal substantive changes. This revised edition has torn apart the old rules and put them back together in a more logical form with greater clarity. The rules that are universal are in the first section and those relating to specific geographic (tract) areas are separated out. The Architectural Control Committee and Charlie Clark are to be commended for bringing this long active rewrite to completion.

Please take note that the Annual Meeting is coming up in May. Anyone who is interested in contributing to the Community is invited to seriously consider running for the Board of Directors. There will be two seats up for election. If you cannot run this year, please urge one of your talented friends to run for a position on the Board. The more active participation we have, the better this community can be run. The Board has a dual role. We must represent the Community as a whole without favoritism to any individual homeowner. On

the other hand we must represent each individual homeowner to the extent that the community as a whole cannot act unreasonably in respect to that homeowner's rights or needs. Talk about a balancing act!

Come on out to some of our open general meetings and enjoy the fun. There is always a contingent of folks who just want to keep up with what's going on. Plus there is often a contingent present whose particular ox is being gored who add to the "electricity" of the meeting. We always welcome you.

People often ask, "Why can't we just run this place like it was thirty years ago?" Easy answer – It isn't thirty years ago. The workload of our staff and committees just keeps growing over the years. This last year a couple of new State regulations, for example, have caused extra efforts. A new State Assembly law regarding CC&R's has created the need to review whether or not ours are affected. (This has been a situation for all HOA's in the state.) New regulations regarding children's play areas have necessitated the formation of an *ad hoc* subcommittee to figure out what needs to be done to our tot lot to bring it up to standard. The world marches on.

**Board President
Andy Boush**

**NEXT OPEN BOARD MEETING
FOR COMMITTEE REPORTS
IS FEBRUARY 21 AT 7:30 PM**

BOARD ACTIONS TAKEN IN JANUARY

- ◆ Authorized staff to finalize the contract with El Camino Asphalt Paving, adding several drains along Brigantine and Windjammer, when the asphalt overlay project is underway. These drains are on the toe of slope side of the streets and costs are not to exceed \$21,700.
- ◆ Approved the revised Architectural Control Rules, effective February 1, 2001. A copy is attached to this issue of the Seashore News.
- ◆ Authorized the installation of a transponder entry system at the Cabrillo Isle gate. The equipment will be installed by IEM and costs should not exceed \$10,000 without Board approval.
- ◆ Placed the issue of installing one screen/partition in each locker room, around one shower, on hold pending further study.
- ◆ Authorized staff to order four additional "dolphin" sculptures, for monument signs, at a cost of \$500 each.
- ◆ Authorized staff to purchase a double sign board for the Cabrillo Isle gate and place it on the backside of the monument wall.
- ◆ Accepted the Sea Terrace II Board's request to close off the pedestrian walkway that runs between the upper end of Manta Court, leading over towards the school. This work will not happen until later in the year. Further, authorized the use of architect Marshall Innins to design the steel structure in this location and a gate structure to close off the pedestrian walkway that leads from the lower end of Manta Court to Selva Rd. Cost for this work is \$700.
- ◆ Authorized the use of a second sentry [8am to 4pm] at Mariner gate through the end of January.
- ◆ Accepted the contract with SafeHouse System, Inc. for hardware and software for the use at Mariner gate. Cost for the software is \$12,175 plus other costs.

◆ Accepted Larry Coffing's resignation from the Maintenance Committee and appointed Skip Eissfeldt to the Committee.

◆ Accepted changes to NSCA Rules 6404, 6405, 6440 & 2700, effective March 1, 2001. These changes will allow new procedures to enforce the parking rules by fining and then towing for multiple violations.

◆ Appointed the 2001 Nomination Committee, headed by Gerlinde Duffy.

◆ Accepted the proposal from LaBelle•Marvin Pavement Engineering to supervise the work by El Camino Asphalt Paving while performing the asphalt overlay project in Broadmoor Homes. Cost for this work - \$16,500.

◆ Authorized the temporary installation of a keycard reader at Cabrillo Isle at a cost not to exceed \$500.

◆ Decided to use the 2001 Landscape Planting budget for the renovation work on Mariner Drive, estimated to cost \$6,300. A sub-committee of the Landscape Committee decided what the renovations will be.

CABRILLO ISLE GATE OPEN

Many residents are aware that the renovated gate opened on Friday, January 19. By the time this issue is delivered, landscape planting should be completed. At some point in February, a new vehicle entry system known as a *transponder system* will be installed that will open the entry gates. Residents will need to have a transponder affixed to their vehicle's windshield. These transponders will be available at the NSCA office after the system is installed. For the next ninety days, all residents will have access through the Cabrillo Isle gate using a keycard.

Residents are advised that when you approach any of the exit swing gates in the community, you must pull your vehicle up to within six feet of the gate to activate it to open. Residents have been observed sitting at the Ports O'Call stop sign waiting for the exit gate to open. You need to creep up towards the gate to activate it.

LANDSCAPE COMMITTEE

The Mariner Drive planting plan has been approved and planting of flowers, shrubs and trees is now underway. In addition, all flax plants will be removed from this area.

The Cabrillo Isle/Ports-O-Call area planting plan has been approved. A copy of the plan is posted at the Community Center for your review.

The Committee requests that you carefully monitor painters, plasterers, etc. so that they will not dump waste materials on Association plants. In the same vein, please don't dump paint in the drains. This is illegal and will clog underground pumps, which are expensive to repair.

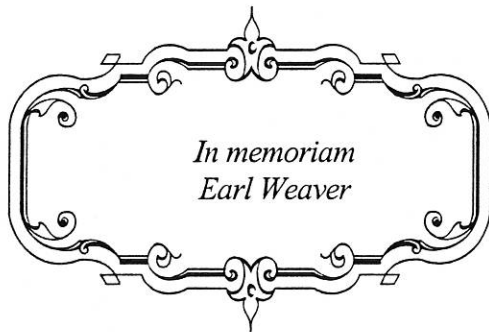
The 2001 Landscape Committee budget has been prepared, along with the proposed Wendt work schedule by area. The 2001 budget reflects a 13.6% increase over 2000.

AFTERSCHOOL PROGRAM

Your children are missing the FUN if they are not attending the Afterschool Program, which meets at a new time from **4:00 pm to 5:00 pm**, Monday through Friday. When it is light enough outside, the program hours will continue until 5:30 pm.

The only prerequisite for participation is that children must be old enough to play in the park alone and are free to leave the program at any time.

We are fortunate to live in a community that offers a supervised and organized afterschool program. Please support the program so that we may continue to offer this special children's activity.



POTLUCK

On Sunday, February 18 at 6:00 pm, we will celebrate Presidents' Day at our monthly potluck dinner. Everyone who voted should attend. If you didn't vote, you should attend anyway. Those planning to attend who are not on the current calling list should contact the host listed below to determine what dish to bring.

Names beginning with **A – E** call Walt or Margaret Brugger at 493-1438.

Names beginning with **F to O** call Dave or GeeGee Latham at 496-6185.

Names beginning with **P to Z** call Donna Thompson or Bob Thalimer at 496-4264.

Also, be sure to bring your silverware, plates and glasses, your favorite beverage and \$1 per person. Coffee and tea will be provided. Hope to see you there.

STREET SWEEPING MONDAY, FEBRUARY 5

Please keep all cars off the streets and out of the parking bays. This will allow the sweeper to do a better job.

TRAFFIC AND SAFETY COMMITTEE

Mariner Gate: The committee noted that the number of resident complaints continues to decline as the security personnel become more familiar with the daily operations. During the holidays, those residents who continue to deliver a large party list to the gate on the day of the event put an unnecessary burden on gate officers, not to mention the inconvenience that may have occurred to their guests. Dropping the list off at the office in advance will cure the problem.

Just a reminder, residents are responsible for the conduct of their renters and/or guests and liable for their actions.

As you move about the community and notice a broken sprinkler or other items under the responsibility of Wendt, our landscape contractor, or items handled by our in-house maintenance staff, it is not necessary to come to the office and fill out a homeowner's request form. Just call the office and report the item and it will be put immediately on a 'hot sheet' list created for this purpose.

The light illuminating the beach lot was recently moved, requiring a permit from the city. Hopefully, by the time you read this, the light will be back on.

We continue to be hit with acts of theft and vandalism throughout the community. If you witness any of these acts, fill out an incident report so that appropriate action can be taken to stop these senseless acts.

MENS CLUB

The Mens Club of Niguel Shores meets in the multi-purpose room at 8:00 am on the first and third Tuesday of each month for breakfast, fellowship, a short business meeting and a guest speaker.

Our speaker at the February 6 meeting will be our own member, Jerry Milner, who will share with us his latest global travels. On February 20, Penny Maynard, the CEO of the Dana Point Chamber of Commerce will speak on the role of the Chamber and its plans and programs for the future.

We hope all men in the community will take the opportunity to hear our speakers and consider participating in the Mens Club meetings and activities. If you are not a member, please come and visit us. Be our guest and sample the club fellowship.



VIAL OF LIFE PROGRAM

The Fire Department, Paramedics and Law Enforcement request all residents to prepare a Vial of Life Form. Its purpose is to provide to paramedics and other emergency personnel vital information should they be called to your home. All instructions are in the vial. Please obtain vials for all family members from the office. If you cannot get to the office, call and vials will be delivered.



MENS GOLF

Only one golf outing was held during this report period: the format was four best ball at the beautiful Twin Oaks Golf Course in San Marcos.

With a sizzling 26 under par, the first place team included Jerry Pearl, Bob Gutknecht, Carl Prinz and Roy Dohner.

The second place team shot 13 under par. Team members were Don Ellis, Ed Bouffard, Ed Adams and Dick Johns.

Closest to the pin honors went to Peter Rask (hole 7) and Ed Bouffard (hole 17).

Tournaments for February are scheduled for Green River Orange Course on February 13 and Aliso Viejo on February 27.

Thought for the month: By using the latest high-tech golf clubs... you will most likely drive your golf balls farther into the woods than you do now.



PAGE TURNERS

The next Page Turners meeting will be held February 19 at 10:30 am. The hostess is Harriet Writer at 33711 Windjammer, with assistance from Gladys Hanes. Patty Therolf will lead the discussion on *The Greatest Generation* by Tom Brokaw. Patty has suggested that readers bring a story or souvenir from the war years, if they have one (WWII, that is).

All residents of Niguel Shores with an interest in reading are invited to join us. We are a casual group that enjoys reading. Light refreshments are followed by a discussion of the current selection. If you have any questions, please call Gretchen Rask, 489-2259 or Phyllis Tezer, 496-4710.



WEDNESDAY BRIDGE

Join us for bridge every Wednesday at 12:15 pm. Newcomers welcome. For February play, call Kay Wittmack at 661-8177.

Recent winners:

- | | |
|-------------------|-------------------|
| December 20 | January 3 |
| 1. Marie Milliken | 1. Doug Campbell |
| 2. Gaye Vaughan | 2. Rita Lapple |
| 3. David Tenner | 3. Marie Milliken |

- | | |
|----------------------|-------------------|
| December 27 | January 10 |
| 1. Joan Sullivan | 1. Helen Campbell |
| 2. Rita Lapple | 2. Gaye Vaughan |
| 3. Gloria Thrailkill | 3. Jean Freeman |

WOMENS CLUB

The February meeting of the Womens Club will be held on February 8 at the Niguel Shores club house. All women residents and homeowners are invited to attend. The meeting is at 12 noon with lunch served at 12:30 pm. The program will feature Ms. Cyndi Ybarra of Commercial Properties Consulting Group in Newport Beach. Ms. Ybarra will speak on the development of Monarch Bay Plaza, particularly highlighting the special features of Gelson's Market and the future planned phases of Monarch Bay Plaza.

If you do not receive a call this month, please contact Betty Steinwinter if you would like to attend. Her phone number is 240-4462. The Womens Club Board meeting will take place on Thursday, February 1 at 4:00 pm.



WOMENS CLUB MEMORIAL TREE

The Womens Club has purchased an African Tulip tree as a memorial to members who have passed away. The tree will be planted by one of the new monuments on Niguel Road and Mariner Drive sometime in February.



WOMENS GOLF

Defying the threat of the season's first real rains, the January Fun Day golfers tee'd off with great enthusiasm, played fast and produced a lot of winners for the day's game plan devised by captains Bruns and Umar. Low gross honors went to Chris Beaver with 41 while low net produced a tie between Peg Bucci and Dee Johnston with 30. Four golfers: Lavonne Borland, Wanda Gilliland, Lee Sweeney and Chris (again!) racked up 16 for low putts.

Josette Umar and Lavonne Borland came closest to the pins on number six and number eight respectively, while Lavonne, along with Pat Johnson, tied for longest drive. Marion Pearl, playing with the group for the first time, chalked up both a birdie and a chip-in. The day's mystery game was solved by Ruthie Stahl and Jo Jackson.

The day's luncheon hosted by Dee Johnston and Ruth Stahl was a welcome serving of chili, salad and dessert, robust enough to remove the day's chill.

February 12 is the next monthly get-together. Golf will be headed by Margaret Banerian (661-5307) assisted by Esther Benedict; lunch is under the auspices of Terry Scott (661-9107) and her team. DO call for a reservation if you haven't signed up, and if you have to cancel, a call is also a MUST! (continued next page)

A standing invitation to all golfing enthusiasts: NSWG welcomes new players of any level. Just call Ceacy Johns (493-8355) or Dee Johnston (248-7148) for information about this fun, informal group.

GATE OFFICE AUTHORIZATION

Please make sure your service providers have **your name and your address** when they arrive at the Mariner Drive Gate. The Gate Office does not have the ability to search for a call authorizing the name of your service provider. This is causing a back-up delay in the guest lane. Thanks for being part of the solution!

VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words typed if possible, including name, address and phone number of writer. Refer to NSCA Rule #5221,2,3 and 4. Submissions due on the 17th of the month.

NAME CHANGE

We moved here just 14 months ago, so I cannot appreciate all the history behind the naming of our community when it was founded many years ago. But I do know that proper branding of a product will increase its perceived value and that the name is key to the brand.

A lot of positive development has occurred around us since that time, and I do believe that we can and should take advantage of these positive influences through strategic branding of our community. I believe that we have already started with the improvement of the Cabrillo Isle gate, the replacement of the Torii Gates with new monuments and the upgrading of the Mariner Drive entrance. Now is the appropriate time to address the name issue.

With the upcoming opening of the St. Regis Hotel, the attraction of Monarch Beach as a leisure and resort-oriented community will only increase. This will be reflected in the property values of the surrounding area. We would be remiss not to take full advantage of this event by associating our gated community's proximity to the resort.

Therefore, I would like to suggest that we rename our community, "The Shores at Monarch Beach."

Thor Degelmann

6 Seashore News, February 2001



SUPERVISORS HIRE LOBBYISTS FOR EL TORO AIRPORT

*Since the last issue of the Seashore News, when you were asked to donate \$100, \$500, or any amount you can give to **Stop the Airport**, the three county supervisors, Smith, Silva and Coad, have again demonstrated how important your donations are. This triumvirate has recently committed nearly 1.3 million of your money to hire several Washington D.C. lobbyists to convince some bureaucrats to transfer El Toro to Orange County control so that the major airport development can be put on the **fast track**.*

*Our own supervisor, Tom Wilson, in speaking to the Mens Club here on January 16, emphasized the need for funds to secure 100,000 registered voters to sign a new initiative in order to **kill the airport**.*

***Protect your home value, your night's sleep, the air you breathe, and the freeways you drive** by making a check out to CSHC, Citizens for Safe and Healthy Communities, and mail it to Dick MacNair, 23791 Perth Bay, Dana Point, CA 92629. Indicate employer or "retired" on the check. **This may be the most important investment you make this year.** We can win this, but without your help, we can also lose it!*

Dick MacNair
Niguel Shores Area Captain, CSHC

Leash your pet
Clean up the residue.
NSCA Rules 9101;
Orange County Ordinance, Title 4

THANKS

"I am a small, young white dog weighing about two pounds. I spend most of my life inside. My mom warned me about coyotes, but Sunday night I saw my chance to escape. Freedom! Soon I got wet, cold and frightened without any idea how to get home. Mom searched long and hard, but would it be too late before she discovered me?"

Suddenly, a kind Shores resident who was walking her dog stopped, picked me up and began talking to me. She bravely walked over to a place where cars came in and out, and alerted them to my plight.

Soon I heard Mom's voice, "Lexi, Lexi," and we were happily reunited. However, in our excitement we neglected to offer this considerate neighbor a gratuity for her assistance. Where were our manners?

If we didn't live in the Shores, where people look out for each other, I would have been a coyote's meal. Thank you. My family and I will never forget you!"

With all the negative letters about changes and compromises we are working hard to settle, we are grateful we chose to live here 23 years ago. Let's not forget the spirit of community we enjoy towards all who live within these gates. Whoever helped us that night, I hope you know you saved more than one life.

Lynda Thomas



LIBRARY NEWS

Free internet training: A volunteer internet trainer will be available at the library on Wednesdays from 1:00 pm to 4:00 pm. Sign-ups are encouraged. Call the library at 495-5517.

Children's Library: Winter stories continue on Wednesday at 10:30 am for toddlers and pre-school children through February 21. No registration required.

The annual In-N-Out Burger Food-for-Thought promotion begins February 13. Bookmarks will be available in the library through March 24. Read five books, write them on the In-N-Out bookmark, return to the library to have them validated and receive a certificate to take to any In-N-Out restaurant for a free hamburger. Many thanks to In-N-Out for this great incentive for our young readers.

The After School Bunch continues for those registered for the After-School Club on Thursdays at 4:00 pm and the Family Pajama Storytime continues on the last Monday of the month at 7:00 pm.

Bookstore: We are celebrating our \$50,000 year at the Bookstore in 2000. We can't believe it either. You did it with your donations and your purchases. We just put the books on the shelves and they walk out the door. Many thanks to all our donors and customers!

Dana Point Library
33841 Niguel Road
Dana Point, CA 92629
496-5517
Bookstore: 489-3956

NEIGHBORHOOD ADS

Items for Seashore News ads must be submitted by the 17th of the month together with a check payable to NSCA. (\$3 for a maximum of 30 words) Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability of quality of goods advertised. See Rule 5525.

SUMMER RENTAL: August 6 - 28. \$2,500. 3 bedroom/2 ½ bath Berkus home near clubhouse on cul-de-sac. Covered patio, gourmet kitchen, cathedral ceilings, no pets or smoking. Call Mrs. Allen at 489-2534.

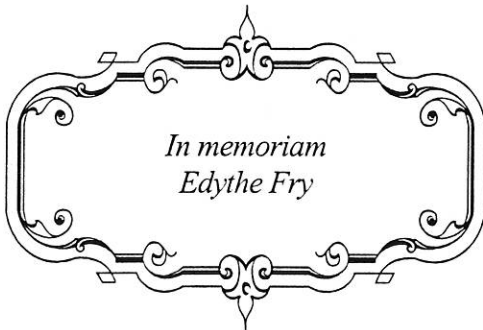
HAWAIIAN VACATION RENTAL: North Shore Kauai. Spacious 3 bd/2 bath home with many amenities; located on the Kilauea River overlooking a gorgeous waterfall. \$1200 week. 481-5583.
www.kauaivacationparadise.com

FOR LEASE: Elegantly redone private two bedroom & den expanded Garden Home. 24-foot master bedroom suite, two like-new baths. New paint, carpet, kitchen appliances. Vacant. 23832 Bluehill Bay.

FOR SALE: 7-piece wrought iron patio furniture. \$75. Call 496-3888.

FOR SALE: Dining room table with 4 chairs. Oak butcher block style. Round, or oval when leaf inserted. Please call to see. 493-2928.

WANTED TO RENT: Family of 5 living in London would like to rent house in Niguel Shores for the month of August. Please call 248-2902.



NSCA DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
Office 949/493-0122 Fax 949/831-0116

BOARD OF DIRECTORS

Andy Boush	President
Charles Clark	1 st Vice President
Hersey Steinwinter	2 nd Vice President
Mary Crowl	Secretary
Gerlinde Duffy	Chief Financial Officer

NSCA STAFF

Rob Cochran	General Manager
Ivy Hsia	Controller
Linda Hill	Community Relations Manager
Jamie Posey	Administrative Assistant
Susan Schreiner	Receptionist
Brett Rogers	Maintenance Manager

NSCA COMMITTEES

Architectural Control
Communication
Finance
Landscape
Maintenance
Recreation
Traffic & Safety
Tree View Blockage

CHAIRPERSONS

Forrest Owen/Acting
John Dickerhoff
Dick Mackaig
Janet Mackaig
Dick Beaubien
Ann Christiansen
Larry Coffing
Carroll Cox

MEETINGS

1:00 pm, 1st & 3rd Thursdays
See Calendar
See Calendar
3:00 pm, 2nd Monday
9:30 am, 1st Friday
1:00 pm, 2nd Wednesday
10:00 am, 1st Tuesday
1:00 pm, 2nd & 4th Monday

OTHER ORGANIZATIONS

Sea Terrace Townhomes Association I

Norb Berberich, President
Jim Clark, 1st Vice President
Vacant, 2nd Vice President
Margaret Fisher, Treasurer
Jeff Beresford, Secretary

Sea Terrace Townhomes Association II

Norman Browne, President
Ed Adams, 1st Vice President
Frieda Baskin, 2nd Vice President
Robin Roehlk, Treasurer
George Traver, Secretary

Womens Club

Marion Evans, President

Mens Club

Jack Christiansen, President

Family Club

Gay Powers, President

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.

Editor in Chief - John Dickerhoff
Editorial Staff - Communication Committee
Word Processing/Layout - Susan Schreiner
Collating - Shirley Smith
Distribution - Dan Johnson

The Communication Committee expends all reasonable efforts to confirm the accuracy of statements in the Seashore News but assumes no responsibility for errors, omissions of fact or use of material that might be offensive in some way.

Contributions from NSCA committees, NSCA member organizations, and individual members are welcomed. Submissions due on the 17th of the month.

FEBRUARY 2001

Seashore News

Sun

Mon

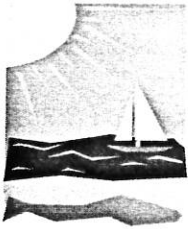
Tue

Wed

Thu

Fri

Sat



1

8:00 Ladies Tennis
1:00 ACC Cmte
4:00 Womens Club
Board Meeting

2

9:00 Fitness Class
9:30 Maintenance
Committee
10:05 h2o Aerobics
10:30 Orff Music &
Movement
11:30 Orff Music &
Movement

3

4

5

Womens Golf
9:00 Fitness Class
10:05 h2o Aerobics

**STREET
SWEEPING**

6

8:00 Mens Club
Breakfast
10:00 Traffic and
Safety
Committee
1:00 Art Class

7

9:00 Fitness Class
10:05 h2o Aerobics
11:30 NSCA Board
Meeting
12:15 Noon Bridge
2:00 Mens Tennis

8

8:00 Ladies Tennis
12:00 Womens
Club Luncheon

9

9:00 Fitness Class
10:05 h2o Aerobics
10:30 Music/Move.
11:30 Music/Move.

10

11

12

Womens Golf
Fun Day
9:00 Fitness Class
10:05 h2o Aerobics
1:00 Tree View
Blockage
Committee
3:00 Landscape
Committee

13

Mens Golf
1:00 Art Class

14

9:00 Fitness Class
10:05 h2o Aerobics
12:15 Noon Bridge
1:00 Recreation
Committee
2:00 Mens Tennis

15

8:00 Ladies Tennis
1:00 ACC Cmte.

16

9:00 Fitness Class
10:05 h2o Aerobics
10:30 Music/Move.
11:30 Music/Move.
3:00 Finance
Committee

17

18

6:00 Potluck

19

Womens Golf
9:00 Fitness Class
10:05 h2o Aerobics
10:30 Page Turners

20

8:00 Mens Club
Breakfast
1:00 Art Class

21

9:00 Fitness Class
10:05 h2o Aerobics
12:15 Noon Bridge
2:00 Mens Tennis
7:30 NSCA Board
Open Meeting

22

8:00 Ladies Tennis

23

9:00 Fitness Class
10:05 h2o Aerobics
10:30 Music/Move.
11:30 Music/Move.
1:30 Comm.
Committee

24

25

26

Womens Golf
9:00 Fitness Class
10:05 h2o Aerobics

27

Mens Golf
1:00 Art Class

28

9:00 Fitness Class
10:05 h2o Aerobics
12:15 Noon Bridge
2:00 Mens Tennis

NIGUEL SHORES COMMUNITY ASSOCIATION
2001 – RECREATION ACTIVITIES CALENDAR

Day Date Time

January –

Pot Luck Dinner	Sunday	1/21	6:00 PM
Super Bowl Party	Sunday	1/28	1:00 PM

February –

Pot Luck Dinner	Sunday	2/18	6:00 PM
-----------------	--------	------	---------

March –

Tennis Social, Doubles Tournament & Exhibition

	Sunday	3/4	11:00 AM
--	--------	-----	----------

Pot Luck Dinner	Sunday	3/18	6:00 PM
-----------------	--------	------	---------

April –

Pot Luck Dinner	Sunday	4/22	6:00 PM
-----------------	--------	------	---------

May –

Dan Aldrich – Camerata Strings

	Wednesday	5/9	7:00 PM
--	-----------	-----	---------

Memorial Weekend BBQ	Sunday	5/27	5:00 PM
----------------------	--------	------	---------

June –

Tennis Social, Doubles Tournament & Exhibition

	Sunday	6/10	11:00 AM
--	--------	------	----------

Dana Hills HS Band	Saturday	6/16	6:00 PM
--------------------	----------	------	---------

Although this calendar has been approved for publication by the NSCA Board of Directors, activities, dates, and times are subject to change without notice.
 PLEASE refer to monthly issue of (and calendar in) the SeaShore News, for updates.
 Or, call the NSCA business office at 949/493-0122.

Month	Event	Date	Day	Time	
<u>July</u> -	Fourth of July Celebration and Beach BBQ	7/4	Wednesday	All Day	
	Garage Sale	7/4	Wednesday	5:00 PM	
		7/28	Saturday	All Day	
<u>August</u> -	Beach BBQ	8/5	Sunday	5:00 PM	
	Luan	8/18	Saturday	5:00 PM	
<u>September</u> -	Labor Day Weekend Beach BBQ	9/2	Sunday	5:00 PM	
	Tennis Tournament	9/16	Sunday	11:00 AM	
	<u>October</u> -	Steak Fry	10/6	Saturday	5:00 PM
		Dan Aldrich Speaker	10/24	Wednesday	7:00 PM
	Halloween Party	10/27	Saturday	3:00 PM	
<u>November</u> -	Art Affaire	11/4	Sunday	1:00 PM	
	Pot Luck Dinner	11/18	Sunday	6:00 PM	
<u>December</u> -	Caroling Party	12/16	Sunday	4:30 PM	

THIS REVISED SET OF ARCHITECTURAL REGULATIONS AND GUIDELINES WAS ADOPTED BY THE BOARD OF DIRECTORS ON JANUARY 17, 2001, AND WILL BECOME EFFECTIVE FEBRUARY 1, 2001

The Niguel Shores Community Association (NSCA) *Architectural Regulations and Guidelines* exist to provide guidance to its members on the types of exterior modifications, constructions, landscaping and drainage that are allowed in the community. The architectural rules and regulations have five main objectives.

1. To implement and complement the Covenants, Conditions, and Restrictions (CC&Rs) that govern all properties in the Niguel Shores Community Association.
2. To provide clear and concise regulations for the benefit and guidance of all NSCA property owners.
3. To ensure that all homeowner improvements will continue to maintain and preserve aesthetically pleasing neighborhoods in the community.
4. To prevent homeowner improvements from interfering with the privacy of neighbors. Because NSCA has relatively small lots, with houses constructed very close to each other, the preservation of privacy between homes is a key objective of the regulations.
5. To preserve and protect the ocean and other views that are currently available to many of the homes, and to help protect such views from unreasonable interference by modifications to neighbors homes and properties.

The NSCA *Architectural Regulations and Guidelines* and are organized into two parts.

The first part, Section 1., contains the NSCA *Architectural Regulations and Guidelines* that apply to all the neighborhoods of the association.

The second part, Section 2., is organized by tract, or neighborhood, to provide the NSCA *Architectural Regulations and Guidelines* that apply to individual neighborhoods.

In order for a property owner to understand the rules that apply to his/her neighborhood, or tract, first read Section 1 in its entirety, and then read the individual section of Section 2 that applies to the tract in which the owner's property resides.

Please see the map located between Section 1 and Section 2 to understand where the tracts of NSCA are located. If a property owner has difficulty understanding any of the rules and regulations, they should contact the NSCA staff in the Association office for assistance.

Section 1. NSCA ARCHITECTURAL REGULATIONS AND GUIDELINES FOR ALL PROPERTIES

3101 Purpose and Responsibilities

A. The purpose of the *Architectural Regulations and Guidelines* is to interpret, implement and complement the recorded *Covenants, Conditions, and Restrictions (CC&Rs)* that govern all properties in the Niguel Shores Community Association. These regulations and guidelines are not intended to discourage or impede improvements, constructions, landscaping or drainage; but to help ensure that all such improvements will contribute to the overall attractiveness of the associations neighborhoods, and will not unreasonably interfere with the views and privacy of neighboring properties. The regulations and guidelines are necessary to advise members in advance of the types of exterior improvements that will and will not be allowed in order to meet these objectives.

B. Most of the tracts in Niguel Shores were developed as neighborhood units, as opposed to individual lots. The size and shape of the homes, their position on the lot, their architectural style, their paint colors and exterior materials, and the surrounding landscapes were planned to present a pleasing appearance. All of these features contribute to the overall attractiveness of the community. These regulations are intended to preserve the attractive appearance of each neighborhood in the community. A homeowner who wishes to change the exterior of his/her property must submit the proposed changes to the Architecture Control Committee for review and approval.

C. The Architecture Control Committee has the responsibility to apply the regulations and guidelines fairly and consistently to all applications for exterior changes to members properties.

D. All members wishing to make exterior changes to their property must fill out an application, pay a fee (if required), pay a construction deposit (if required), and receive approval in writing from the Association prior to making any changes to their property.

E. All members have the responsibility of reading, understanding, and abiding by the CC&Rs and the rules and regulations of the Association.

3102 Architecture Control Committee (ACC)

A. Organization

1. The Architecture Control Committee (ACC) is composed of members of NSCA. The number of committee members is determined by the Board of Directors but shall be no fewer than three. A quorum consists of three members of the ACC. A quorum must exist for any vote by the committee to be taken. The exception to the rule is if a member or members have to withdraw, the

committee can continue to take action as long as the affirmative votes equal at least a majority (two) of the number required to make a quorum (three). The ACC chairperson is a voting member of the committee.

2. A Board of Directors member is assigned as liaison to the ACC and may be counted as a member of the ACC for quorum purposes but may not vote.
3. To qualify for membership of the ACC, an owner should have familiarity with the Architectural Regulations and Guidelines and related provisions of the CC&R's and should be able to read and understand construction plans, terminology and specifications. He/she should have some familiarity or experience in the field of construction, architecture, or the building trades.
4. The ACC chairperson is appointed by the Board of Directors. Other members of the Committee are nominated from volunteers or chosen by invitation. The Committee must approve a nomination for new membership or removal of a member by majority vote. Each action regarding ACC membership must be confirmed by vote of the Board of Directors.

B. Responsibilities

1. The ACC is charged with approval or disapproval of homeowners' requests to develop vacant lots, add new structures, modify existing structures, and make any other exterior improvements. The ACC, in examining such requests shall consider among other things;
 - a. The site dimensions
 - b. The aesthetic suitability of the design and materials of the structures
 - c. The effect of the location, elevation and use of the requested modification on neighboring properties and streets
 - d. The protection of reasonable ocean and other views and reasonable privacy of surrounding properties
 - e. The conformity of the homeowner's plans and specifications to the existing CC&Rs and Architectural Regulations and Guidelines.
2. The committee's responsibility to consider the adequacy of structural design and material, as provided in *Article VII, Section 1* of the CC&R's, is limited to the suitability of the aesthetic structural aspects of a proposal or improvement, and does not include the engineering aspects of the homeowner's proposal or the safety or durability of the structural design or material. The adequacy of the engineering aspects and integrity of the interior design and material of a structure or improvement are the sole responsibility of the homeowner and all such matters are to be in compliance with the requirements of the City of Dana Point and all other appropriate governmental and non-governmental agencies and parties.

3. Architecture Control Committee Meetings The ACC shall meet not less than twice each month on a regularly scheduled basis. The dates of the regularly scheduled meetings are published each month in the community's newspaper, the "Seashore News".
4. Homeowners' applications for ACC approval must contain all the necessary information and plans. They must be filed in the NSCA office before the close of business at least four business days prior to a scheduled ACC meeting in order to be reviewed by the ACC at that meeting. Applications filed after that deadline will be scheduled for review by the ACC at its next regularly scheduled meeting.

3103 New Construction or Modifications to Home Sites

- A. An owner must submit an application to the ACC for its review and disposition before beginning any construction of a new home or initiating any external modification of an existing home site. See Rules 3118, 3119, and 3120 for a list of the information to be provided with applications.
- B. The homeowner who starts or completes any construction or modification without first obtaining approval by the ACC may incur a Board of Directors hearing and a fine and, also, may be subject to further legal action by the Association.
- C. The types of construction, external changes, landscaping, and drainage that require an application submittal to the ACC include, but are not limited to:
 1. New home construction, additions, or external modifications to existing homes and attached or related structures.
 2. Other improvements of home sites, including installation, replacement, modification, construction, or alteration of the following: air conditioning units, awnings, barbecues, decks, doors, driveways, exterior lighting, fences, flag poles, garage doors, gazebos, hot tubs, landscape and softscape, patios/paving and patio covers, planters, roofs, skylights, solar panels, spas, street number signs, swimming pools, trellises, TV satellite antennas, walks, walls, weathervanes, and windows.
 3. Exterior painting or repainting of any structure, including houses, garages, roofs, fences, garden or perimeter walls, planters, etc.
 4. Temporary structures, including playground equipment, recreational and sports accessories, playhouses, etc.

3104 Modification Restrictions

- A. Second-story additions to one-story homes - The Niguel Shores community consists of nine separate neighborhoods. Some of the neighborhoods are all two story homes, some are all one story homes, and some are a mixture of one and two story homes. Please see the appropriate description of the individual neighborhoods in Section 2 of these *Architectural Regulations and Guidelines* for a description of allowed second story additions.
- B. Vertical raising of roof lines - The raising of the roof line of a residence to a higher elevation is not allowed, except in those cases where the higher elevation does not unreasonably interfere with neighbors' views, nor permit unreasonable invasions of neighbors' privacy.
- C. The construction of a second or multiple dwelling units on one property is not permitted.
- D. Reflective glazing or coatings are not permitted when such treatments will cause an unreasonable reflective visual distraction to other properties.
- E. Any building or other structural addition of any kind (including fences, trellises, arbors, etc.) shall not unreasonably interfere with the ocean or other view from another property or unreasonably interfere with privacy.
- F. Structures, plantings or other materials shall not be placed or permitted to remain, nor may other activities be undertaken, including re-grading or changes in ground surface elevation, which might interfere with established slope ratios, create erosion or sliding problems, or interfere with established drainage functions or facilities.
- G. Slump stone walls and pillars visible from other lots and the street may not be painted or altered.
- H. Modifications which encroach on reserved easement areas are restricted. See Section 2 for more details.
- I. Height of houses
 - 1. The height of all new houses and additions to existing houses shall be limited to avoid unreasonable view interference, and unreasonable privacy invasion..
 - 2. New one-story houses shall not exceed 15 feet in height above grade and two-story houses shall not exceed 24 feet in height above grade.
- J. Auxiliary buildings or other similar structures, where permitted, shall be constructed of materials compatible with the residential structure and painted the same colors as the

home. Freestanding or attached sheds (utility storage units, dog houses, etc.) shall not be visible from any street, common area, or adjacent property.

3105 Required City of Dana Point Approval

Approval of a homeowner's application by the ACC does not eliminate the owner's responsibility to obtain all necessary permits required by the City of Dana Point when applicable. An approval by the ACC shall be null and void without permits required by law being obtained by or for the owner. Construction done on the homeowner's property must be in accordance with ACC approved plans. Any change to the homeowner's plans after ACC approval must be resubmitted for reconsideration by the ACC. The homeowner shall not be issued an NSCA Work in Progress Card, and construction may not be started until the owner has paid all fees and can demonstrate that needed city permits have been obtained.

3106 Re-submittal to ACC After City Permit Approval

Any changes to ACC approved plans approved or required by the City of Dana Point must be resubmitted for reconsideration by the ACC. The changes to the ACC approved plans must be highlighted on the city approved plans for the committee review. This requirement normally applies to large remodels and new construction as designated by the ACC, and the homeowner will be notified of this requirement at the time of ACC approval. Failure to resubmit city approved plans will result in a violation notification and a Board of Directors hearing and a possible fine or removal of construction order.

3107 Violations and Enforcement

The ACC has the authority to recommend removal of any construction from any premise and /or the correction of any violation within the jurisdiction of the ACC. The ACC will note violations of the *Architectural Regulations and Guidelines*, and recommend enforcement action to the Board of Directors. Any such ACC recommendations will cite a specific breach of the CC&R's or the *Architectural Regulations and Guidelines*.

3108 Inspections

The ACC may examine a property while considering an application for proposed construction, and at any time during and upon completion of the construction after consultation with the homeowner.

3109 Consulting Architects and Other Professionals

- A. The ACC may use the services of a consulting architect or other professional for all new structures and exterior design modifications or additions to existing structures. The architect or other professional may inspect the property, after consultation with the homeowner, as part of the review of the plans and shall report back to the ACC all findings and observations.

- B. The architect or other professional may also check the job during construction and upon completion to ensure compliance with the approved plans and report to the ACC whether or not the work has been satisfactorily completed after consultation with the homeowner.
- C. The reports prepared by the architect or other professional shall be oral, or in writing for attachment to the file copy of the plans and related documents.
- D. The fees for the services of the consulting architect or other professionals when needed shall be borne by the owner. These fees are not refundable, once the application has been approved. These fees are listed on the current Architectural Fees and Construction Deposits Schedule (see Rule 3181). A current schedule may be obtained from the NSCA office.
- E. The consulting architect or other professional may charge an additional fee upon approval of the application, depending upon the extent and complexity of the proposed improvements. This additional fee is the responsibility of the owner and is not refundable.
- F. A refundable deposit will be charged for certain types of construction. This construction deposit will be refunded upon presentation to NSCA of written notification by the ACC of satisfactory completion in accordance with the approved plans and the clean-up of all construction debris. A current schedule may be obtained at the NSCA office.

3110 Classification of Approvals, Non-approvals

The ACC may classify a Final Plan as approved as submitted, approved with conditions, continued, or disapproved at any regular or special meeting at which a quorum is present.

3111 Appeal of committee decisions

Any action or decision of the ACC with which the owner disagrees may be appealed by the owner to the Board of Directors for its review. The requirements and procedures for an appeal to the Board may be obtained from the NSCA office.

3112 Incomplete applications

Failure of an owner to comply with the rules for the submission of an application or to provide all required information, documents, plans specifications, brochures, samples, etc. as required by these *Architectural Regulations and Guidelines* to the satisfaction of the ACC, shall result in the rejection of the application because it is incomplete. The owner shall be advised of the deficiencies of the application and may resubmit the application with the appropriate required information.

3113 Forty-five day decision period

In the event the ACC fails to either approve, or conditionally approve, or disapprove a timely and complete application within 45 days after submittal, it shall be conclusively presumed that the ACC has approved the application as submitted.

3114 One-year approval limitation

- A. The status of an approved application for new construction, additions or modifications to an existing structure shall be in effect for one year from the date of approval.
- B. In the event construction is not started within one year after the date of approval, the approval will no longer be valid. A new application must be submitted if the owner wants to reinitiate the project. The *Architectural Regulations and Guidelines* requirements in effect at the time of re-submittal shall apply.

3115 Completion of construction

Any construction approved by the Association shall be commenced within one year of the date of approval, and shall be diligently pursued to completion within 18 months from date of approval.

3116 Changes after approval

Any intention to change, supplement or alter any portion of plans, specifications, materials, etc., after approval by the ACC and/or after construction has begun, shall first be resubmitted to the ACC for review and consideration of approval prior to beginning implementation of the intended change.

3117 Display of work in progress card

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

3118 Applications for Association Approval

- A. Members of the association have a choice of two types of applications they may submit for consideration by the ACC. The first is a Preliminary Plan which is optional. The Preliminary Plan is easier to put together, requires less formal planning and results in the ACC providing advice and counsel about the suitability of the plan. There is no approval or denial of a Preliminary Plan. The ACC will respond to the member in writing with all the aspects of the plan that appear to have no problems and all of the other aspects that may violate some of the *Architectural Regulations and Guidelines*. Preliminary Plan submittals are advised for very large construction projects where the

homeowner wants to understand the ACC's position on a project before investing in more costly plans. Preliminary Plans must eventually result in the submission of a Final Plan, in order to obtain approval for construction. A Preliminary Plan application must include the following items:

1. Two sets of preliminary plans showing plot plans, building outlines, elevations, dimensions, roof height, location on the lot, setbacks from lateral property lines, front property line, top and toe of appropriate slope, pad grade level, walks, fences and fence heights, and the accurately placed outlines and locations of the houses on either side of the property.

B. The second is a Final Plan. The Final Plan application results in a formal approval or disapproval by the Association. The ACC uses the information submitted by the member to make a firm decision about the project plans as submitted. The Final Plan submission must include the following items:

1. Two sets of architectural plans
2. The architectural plans shall contain the following information:
 - a. Plot plan, drawn to scale, showing lot layout, dimensions, north arrow, easements, property lines, pad grade levels, top and toe of appropriate slopes, building outlines, driveways, walks, fences (including heights), and the plot outlines and accurately placed locations of the house(s) on either side of the property.
 - b. Drainage plan showing the drainage of water to the street and away from the slope. No drainage down the slope will be approved.
 - c. Floor plan with dimensions identifying the areas added or altered.
 - d. Roof plan showing eaves, overhangs and above roof projections such as vents, chimneys, solar panels, skylights, weathervanes, etc.
 - e. Exterior elevations showing all doors, windows and roof lines. Indicate all materials used on exterior. Indicate roof pitch and height.
 - f. Exterior paint colors with paint samples on color chips or painted examples on appropriate material.
 - g. Samples, or brochure descriptions, of exterior surface material.
3. Payment of refundable construction deposit (if required).
4. Payment of nonrefundable architectural review fee (if required).

3119 Preliminary Plans submittal

A. A Preliminary Plan submittal is optional and is not a prerequisite to a Final Plan submission. The preliminary plan submittal procedure is a means for an owner to seek feedback on preliminary plans that show what the owner proposes to do. Such plans shall be submitted in duplicate showing enough detail that the ACC can visualize the proposal. Other information, specifications, sketches, brochures, etc. may also be provided.

B. The response from the ACC based on its review of a preliminary plan submittal is advisory only. Any comments regarding a preliminary plan submittal, written or oral, made by the ACC, must be considered by the owner as no more than informal guidance. These comments must not be construed as an implied approval of a variance of a rule or the likely disposition by the ACC as to its final approval or disapproval. *Article VII, Section 2 of the CC&R's.*

C. The response of the ACC regarding a Preliminary Plan submittal shall not be construed to imply ACC approval of the project. The response of the ACC will specifically state any elements of the plan that appear to be in conflict with the pertinent sections of the CC&R's, the *Architectural Regulations and Guidelines*, or community standards of architecture and aesthetic suitability as interpreted and applied by the committee.

D. One copy of the Preliminary Plans shall be returned to the owner with the ACC's comments, which may serve as an informal guide in the event the owner begins the preparation of a Final Plan application submission.

3120 Final Plan submittal (Required)

A. Two sets of final architectural plans shall be submitted to the ACC for review and consideration of disposition. When approved, conditionally approved or disapproved, one plan set shall be retained in the NSCA files and one plan set shall be returned to the applicant.

B. Approval or conditional approval shall be contingent upon payment of additional architectural or other professional fees and/or construction deposits, and/or payment for obtaining a properly completed covenant, if required.

C. Architectural drawings shall contain the following information where pertinent:

1. A plot plan of the applicant's property drawn to scale, showing the lot layout and its orientation to the street, dimensions, north arrow, easements, drainage paths, top and toe of slopes, building outlines, driveways, walks, walls, fences (including heights), and other site improvements. In addition, a plot outline of neighboring homes and property shall be shown beside the applicant's plot outline and building. It is the owner's responsibility to obtain

accurate lot layout and topographical information of his/her plot plan and the plot plan of the contiguous neighbors.

2. A floor plan showing before and after proposed changes (with an explanatory legend) giving dimensions distinctively identifying internal and external areas or features being added, removed or altered.
3. Architectural drawings for pools, spas, patio covers, walls/fences, decks, paving, drawn to scale with elevations as appropriate and an outline of adjacent property in relation to these improvements, showing existing building outlines, walls, driveways, the location of the proposed improvement and any mechanical equipment including plumbing, etc.
4. A roof plan, indicating roof material (including the manufacturer, the product names, model/type, color, etc.). Samples, and/or descriptive brochures are required.
5. Exterior elevations for front, back, left and right, showing all doors, windows, roof lines showing roof overhangs, and existing and proposed skylights. All materials used on the exterior must be indicated including patio covers, trellises, planters, fences, existing and proposed roof pitch and height relative to that of the existing building. The applicant must provide before and after exterior elevations/silhouettes of the house relative to the contiguous houses.
6. Perspective sketches or renderings, to clarify design.
7. Exterior paint colors. Colors shall be submitted using color chips or painted examples on an appropriate material.
8. Exterior surfacing materials including colors. Samples, or descriptive brochures are required

B. The items required to be submitted are:

1. A completed and signed application form.
2. A completed and signed Homeowner's Checklist form.
3. Payment of all architectural fees (if required). See rule 3181 for a list of fees.
4. Payment of all applicable construction deposits (if required). See Rule 3181 for the list of construction deposits.
5. Two complete sets of plans, drawings, and specifications.

6. Samples, or descriptive brochures of construction materials, i.e. Roofing, paint colors, fencing material, etc.

3121 NSCA common areas and homeowner liability

Any construction by or for a homeowner which requires access across or onto any common area or easement area requires approval by the NSCA. Damage of any kind to this common area including streets, gates and the PCH bridge or NSCA easement area is the responsibility and liability of the homeowner. The homeowner is responsible for reimbursing the NSCA for the cost of any repairs required.

3122 Neighbor notification

An owner whose final plan is under consideration by the ACC for new construction or any external structural modification, expansion or addition to a property shall be advised to assemble on the site an in-place mockup using appropriate lumber and/or other materials and three-inch wide yellow or orange tape to provide a virtual model that accurately depicts the dimensions of the proposal. The purpose of the mockup is to assist the ACC in its evaluation of the proposal and also to allow neighbors to visualize the project. The neighbors shall be notified by mail that they may, for approximately a two-week-time-period after notification, view the mockup and examine the external plans for the project that are on file in the NSCA office and make written comment.

3123 Neighbor agreement to violations

Any neighbor or Niguel Shores resident has the right to submit written or verbal comments about any proposed modification of property. Such comments are important to members of the ACC and are encouraged. However, only the ACC may vote to approve or disapprove any submission, and only the Board of Directors will determine final resolution of disputes, if any. Neighbor-to-neighbor agreement to a modification by another homeowner does not constitute approval of a submission, or resolution of a dispute.

3124 Solar Panels and Roof Antennas

Solar panels are allowed according to California and Federal statutes. However, the NSCA requires that in each such case a written submittal be made to the ACC prior to installation or construction. Solar panels must be boxed in on all sides and placed on the roof after consideration of neighboring views, architectural discord, or unsightly appearance.

The FCC permits the Association to establish preferred locations for satellite dish antennas one meter or less in diameter. Since the Association was formed to maintain and enhance property values, and provide for aesthetic harmony, dishes must be reasonably screened in accordance with the requirements described below and must be installed in the rear yard if a signal can be received from the rear yard. If a satellite signal can not be received from the rear yard because of

the orientation of the home, a dish may be installed in the front or side yard, as necessary, in accordance with the following requirements.

The Association may control the location of the antenna within the front, side, or rear yard, and the Association may require reasonable screening or concealment of the dish, such as painting the antenna, as long as the conditions will not unreasonably increase the cost of the installation, unreasonably delay the installation, or render reception of a signal impossible or substantially degraded. The Association encourages dish installations behind the chimney, so as to reasonably screen the dish from view.

Over-the-air broadcast antennas (traditional roof antennas) are permitted on the roof of the home, provided that the antenna mast may not be higher than reasonably necessary to receive an acceptable quality signal, and the height of allowable masts may also be regulated for safety purposes.

Dishes and aerials installed in accordance with this rule do not require prior ACC approval.

3125 Roof projections

No constructions shall be placed or permitted to remain above the roof of any residential building with the exception of solar panels, satellite dish antennas, weathervanes, chimneys, and vent stacks.

3126 Waste water Disposal from Pools, Spas, and Hot Tubs

All waste water from a swimming pool, spa, or hot tub must be disposed of through a public sewer system for the home in accordance with the requirements of the City of Dana Point.

3127 Skylights

Skylights must be non-reflective, and their frames must match or blend with the color of the roof. Electrical lighting under the skylights within the house must not emit visually distracting and annoying levels of illumination skyward during hours of darkness.

3128 Proximity of Buildings to the Slope

- A. Each building at the top of the slope shall be set back from the top of the slope a distance of at least ten feet.
- B. Each building at the toe (bottom) of a slope shall be set back from the toe of the slope, without the use of a retaining wall, a distance of at least one half the vertical height of the slope.
- C. Any proposal for construction on an upward slope must be submitted for approval.

3129 Reserved Easement Areas

NSCA and/or individual members of the NSCA have been granted easements over certain portions of the lots within the various tracts as described hereafter. For the purposes of these rules, these easements are designated easement areas. Homeowner modifications within these easement areas must comply with the *Architectural Regulations and Guidelines*.

3130 Berms

- A. A berm is a ridge at the top of a slope which directs surface water to drainage channels toward the front of the lot and to the street (in the majority of the tracts) in order to prevent such water from draining directly down the slope. The berm on each lot must be maintained and not disturbed in order to retain the established drainage pattern and to avoid erosion and damage to the slope.
- B. No construction of any kind shall be permitted beyond the berm, except as may be authorized pursuant to Rule 3166 and 3169.

3131 Utilities

- A. Underground Utilities - All piping, wiring and cabling for utilities must be underground for gas, water, electric, cable TV and telephone service. All extensions of utilities shall be placed underground or concealed within approved permanent structures.
- B. Electric meters - Electric meters should be placed out of sight of the front of the residence. Electric meters can be enclosed, provided the cabinet meets the electric utility specifications. Cabinets must be painted to match the adjoining wall.
- C. Gas meters - Gas meters must be placed out of sight of the front of the residence and painted to match the adjoining wall.
- D. PVC pipes must be placed below all new driveways, or remodeled driveways, where the driveway abuts the sidewalk, or curb when there is no sidewalk, to facilitate maintenance of NSCA electrical and water lines. PVC piping (using one ¾ inch Sch. 40 PVC electrical conduit, and one ¾ inch Sch. 40 PVC water pipe) is to be extended one foot beyond each side of the driveway.

3132 Roofs

- A. Repair or replacement of roofs - Any repair or replacement of a roof or change in type of roofing or deviation in color from the original requires the approval of the ACC. Submittals for the use of new materials must include a brochure for the product with the name/type/color and an actual piece of the roofing material. A repair is defined as a replacement of up to one-third of the existing roof.

- B. Roofing material for pitched roofs - clay tile, concrete tile, concrete shakes, metal tile (e.g., Decra or Sierra or equivalent), supra-slate (or equivalent) composites (made of various mixtures including perlite, cement, wood fiber, etc. Such as Hardishake, Maxi-tile, Great Shakes or equivalent) are allowed. *Wood shingle and wood shake roofs cannot be replaced with wood shingles or wood shakes.* Roofs must be replaced with a fireproof roof, same material as mentioned above. Asphalt impregnated shingles and products that appear similar are not allowed. Wood type roofs can be repaired with the same material.
- C. Roofing material for flat roofs - Gravel or synthetic equivalent to gravel may be used on flat roofs. A sample of the color of the gravel or the synthetic must be submitted to the ACC. White gravel is not allowed. Beige or brown is preferred but gray is allowable when it matches the house color.
- D. Painting of metal flashing, vents or pipes - Metal flashing and vents (pipes) must be painted to match the color of the roof, house or trim whichever is less noticeable.

3133 Painting

- A. Approval must be obtained from the ACC for any painting/staining or repainting/re staining of the exterior of any owner's home, fences, walls, planters, etc. Color chips or a piece of painted material must be provided with the submittal.
- B. Color choices are to be designated for each external area of the house to be painted/stained, e.g., stucco walls, wood siding, fascia board and/or underside of eaves, window trim, doors, patio cover, house overhangs and posts, garage doors (the color of garage doors must match either the color of the house or its trim), or trim for the garage door (if any). All exterior walls and trim of a home and garage structure must have the same color scheme.
- C. The fascia board color must be the same on all four sides of the house/garage, including the side of the house at the zero lot line.
- D. Rain gutters, metal flashing and vents (pipes) must be painted to match the color of the roof, house or trim (whichever is less noticeable) at the same time the remainder of the house is painted.
- E. Repainting/re staining shall be completed within 120 days after approval.

3134 Spaces in Driveways for Two Automobiles

The size of driveways of homes which were originally constructed to accommodate two automobiles must not be reduced to less than the space necessary to park two automobiles.

3135 Basketball Backboards

- A. Only one basketball backboard is permitted per residence.
- B. Permanent basketball backboards - A permanent basketball backboard must be solidly constructed and firmly affixed to the garage or another portion of the house. The backboard, including a target stripe, must be completely painted or stained to match the structure to which it is attached (unless the backboard is transparent), and must be neatly maintained.
- C. Portable basketball backboards - Use of a basketball backboard is permitted only on a homeowners private property, e.g., in the front yard or driveway. The portable basketball backboard must be removed from the front yard or driveway and stored away from the view of neighboring properties or the streets each day by sunset, or when not in use. The portable basketball backboard is not permitted to be placed and used on the sidewalk or in the street at any time.

3136 Flag or Banner Display

- A. Wall mounted brackets for displaying portable flags or banners may be positioned on a house or fence at the owner's discretion.
- B. A proposal to install a freestanding flag pole must be submitted to the ACC for approval with a diagram showing the location and height of the pole.
- C. A freestanding flag pole must not constitute a view blockage due to its location, height, or the size of the flag to be displayed.

3137 Garages

A garage may not be converted into office/living/sleeping quarters/play room, or other such uses.

3138 Mail Boxes

Mail boxes shall be built into or attached to building walls or fences or mounted on posts provided for the purpose.

3139 Service Yards

All service yards and clothesline areas shall be enclosed or fenced so they are reasonably obstructed from view of any street or neighbors' lot.

3140 Signs

A. Occupant identification, private security company, or street number signs may be installed at the owner's discretion. Illuminated street number signs must not project illumination that causes a visual distraction during hours of darkness.

B. During actual construction a single sign for a construction company may be placed in the front yard. The sign may not exceed 18 inches by 24 inches. Safety signs and/or safety lights in any number and size, as necessary to protect the residents of the community may also be used during construction.

3141 Architectural Fees and Deposits

A. Certain classes of home improvements require the payment of a consulting architect's fee. The fee must be submitted with the application for a Final Plan. If the plan is approved, the fee is not refundable. If the plan is denied, the fee will be refunded to the owner. Please see Rule 3181 for a list of fees and the classes of home improvements.

B. The consulting architect may charge an additional fee upon approval of the Final Plan application because of the unusual complexity, size, or intricacies of the project. This additional fee is not refundable.

C. The member must pay a construction deposit for certain types of construction. When the project is completed, and the ACC has determined that the project has been completed in accordance with the approved plans, and that all construction debris has been cleaned and removed, then the construction deposit will be refunded.

Section 2. NSCA REGULATIONS AND GUIDELINES FOR INDIVIDUAL NEIGHBORHOODS

Section 2 is organized into the various sections of the community for which separate rules and regulations apply. Each section is titled with the name of the neighborhood and its tract number(s). Please refer to the map in on preceding page for the name and tract number that apply to a residence.

If there are questions about the rules and regulations that apply to individual tracts and neighborhoods, please check with the staff at the association office for clarifications and explanations.

A. Sea Terrace I - Tracts 6881, 6884, 7515, AND

B. Sea Terrace II - Tract 8602

3142 Modification Restrictions

A. Sea Terrace I was designed to have a mix of one- and two-story homes. These homes are designed and located as attached town homes in sections of two or three houses. The location and number of the two-story homes with respect to the one-story homes was planned to optimize the views of all the town homes. As a result, existing one-story town homes cannot add a second story. Owners of existing two-story homes may submit requests for expansion of the second story, and the ACC will consider those requests on an individual basis.

B. Walls and Fences

1. Construction beyond the six foot privacy fence line. The six foot privacy fence line is an imaginary line drawn between the outward ends of the two six foot high privacy fences that run along the sides of a townhome in the back yard area. This imaginary line is roughly parallel to the top of slope in the back yard. No structural building or addition, including second floor balconies, first floor patio covers shall extend beyond this line, with the one exception that a thirty-six inch roof overhang may extend beyond this line.
2. The six foot privacy fences themselves cannot be changed in height or length. The approximately three foot high fences across the sides and back of the townhouse properties (which permit lateral views from the back yards of the townhouse) cannot be changed in height or length. In some cases (where there is no view) there is a six foot high fence across the back of the townhouse property. Again, this six-foot high fence cannot be changed in height or location.
3. Some townhomes have a view from the street or the side of the property. High (approximately six foot) and low (approximately three foot) fencing exists

along the front or the sides of these properties for privacy reasons. No changes are permitted in the height or location of these fences. No construction is permitted across the street or side of any lot that would unreasonably interfere with the view from other properties.

4. Existing wood fences may be replaced with wood, synthetic-simulated wood, slump stone, blocks/bricks, concrete block covered with stucco, of specified color and size to match with the same materials found through out the community. In certain cases the existing fence may be replaced with wrought iron. The new fence must be the same height and length, and in the same location as the original fencing. Front yard fencing and the low tier (three foot high) fencing in the rear yard of view lots, when reconstructed, may be wrought iron. Rear yard and side yard fences adjacent to greenbelt common areas or streets must be replaced with wood or slump stone.
5. In Sea Terrace II only, the high backyard wooden fence at the south end of La Cresta may only be replaced with the same construction materials, color, and dimensions.

C. Setbacks

1. Certain dwellings were initially provided with open spaces in the side yard of as little as three feet setback from the property line. Such open spaces may not be reduced in size. Other lots were provided with open spaces in the side yard greater than five feet. Structural additions in these lots must come no closer to the property line than three feet.
2. Garages - Owners wishing to make additions to their garages must not place the addition closer than twenty (20) feet from the front (street) property line.

3143 Reserved Easement Areas

A. NSCA landscape easement areas

1. This area extends from the inside of the front sidewalk or curb line to the front fence/wall of residences. Landscape maintenance easements have been granted to the NSCA for the entire front yard area of each lot. Improvements or changes of any kind in these easement areas, e.g., driveways, walkways, fences, walls, patios or structures, etc., are not permitted without proper approval of the ACC.
2. An application for encroachment or improvement in the front yard easement areas must include the applicant's written agreement to waive the 45-day limit for the ACC approval or disapproval and the applicant must agree to a 60-day ACC review period.

3. The ACC shall advise the appropriate Sea Terrace Board of Directors of an owner's application regarding an improvement in an easement area and request the Board's comments.
4. Conditions of ACC approval require and include, but are not limited to:
 - a. The improvement area is fully described in a covenant running with the land that is recorded as part of the title to the property. The covenant provides that the owner and his/her successors and assigns are responsible for future repair, maintenance and replacement of the improvement or change. If the improvement includes an exterior wall or fence, the Sea Terrace I, or II Association, as appropriate, shall also be a party to the covenant. The covenant shall be executed prior to the start of any improvement.
 - b. The consent and execution of the covenant by the NSCA Board of Directors shall be recorded in connection with the approved improvement.
 - c. Fees and costs to be paid by the owner are:
 1. Processing fees of \$750 covering legal/architectural costs of preparation and recording of the Covenant and any other expenses.
 2. Any additional charges in excess of the \$750 processing fee pertaining to filing fees, photo copies, legal fees, etc.

B. NSCA slope easement areas

These areas extend from the top of slope to the bottom of the slope. No construction, excavation, alteration, or landscaping by owners is permitted in these areas in order that the slope portions of the lots may continue as a composite parcel under the control of the NSCA with the landscaping, drainage, and aesthetic appeal unchanged.

3144 Roofs

When replacing a roof with a new roof, the product used to replace the roof must conform to the current design and appearance of the roof. Approval of new contemporary roofing material colors should be limited to brown and gray. Wood shakes and wood shingles may not be used for the replacement of an existing roof (see Rule 3132 B). The ACC will consult with the Sea Terrace I or Sea Terrace II Associations as appropriate.

C. The Villas - Tract 9098**3145 Modification Restrictions**

In this neighborhood there are one-story detached homes built close to lot lines with as little as three feet between neighboring houses. Flat roofs on these houses are designed to provide openness between these houses and lessen a row house effect or look. Home sites in this neighborhood are designed to have only one-story houses. No second story additions are permitted. Also, no deck shall be allowed to be constructed on or over any roof or patio cover.

3146 Reserved Easement Areas

NSCA slope easement areas. These areas extend from the top of slope to the bottom of the slope. No construction, excavation, alteration or landscaping by owners is permitted in these areas in order that the slope portions of the lots may continue as a composite parcel under the control of NSCA with the landscaping, drainage, and aesthetic appeal unchanged.

3147 Setbacks

The side yard setback in the Villas must be at least five feet from the property line and roof overhangs must be at least three feet from the property line when adding room or house additions to these homes.

3148 Painting

- A. The exterior stucco surfaces of a Villas home and garage and the property border wall surfaces facing toward the house are to be painted at the same time using the following Dunn Edwards (or equivalent) colors:

14 Baja White	60 Navajo White
514 Bone China	70 Pearl White
427 Bone White	407 White Sands
Q6-51P Milkweed	

- B. The trim surfaces of the house are to be painted using Dunn Edwards 79 Norfolk Brown (or equivalent), or another color requested by the owner and approved by the ACC.
- C. When the house is painted, the surfaces of the property line walls facing toward the street or common areas are to be painted Dunn Edwards 427 Bone White, or equivalent.
- D. Before repainting, all clinging vines and their tendrils must be removed from all exterior stucco surfaces of houses and border walls.

E. The colors listed have been selected to blend and maintain an attractive appearance.
Color chips are available in the Association office for examination

D. Berkus - Tract 7447**3149 Modification Restrictions**

The Berkus neighborhood is designed to have a balanced mix of one- and two-story detached houses. The site dimensions of this tract could lead to consideration of the addition of a second story to a one-story house on certain lots. The criteria as documented under *Article VII, Section 1* of the *CC&R's* applies to the decision to allow for the addition of a second story.

3150 NSCA Slope Easement Area

For only those lots in the tract that abut outside streets, the slope easement area extends from the top of slope to the bottom of slope. No construction, excavation, alteration, or landscaping by owners is permitted in these areas in order that the slope portions of the lots may continue as a composite parcel under the control of the NSCA with the landscaping, drainage, and aesthetic appeal unchanged.

3151 Setbacks

The side yard setback must be at least five feet from the property line and the roof overhangs must be at least three feet from the property line.

3152 Painting

The outside of the perimeter fences may be required to be painted Dunn Edwards #51 Birchwood, or equivalent. These fences may be considered for this treatment on an individual, partial or total basis.

E. Broadmoor - Tract 6935**3153 Modification Restrictions**

This neighborhood is designed to have only detached one-story homes. No second story additions to the one-story homes are permitted.

3154 Reserved Easement Areas

- A. NSCA slope easement areas - These areas extend from the top of slope to the bottom of the slope. No construction, excavation, alteration, or landscaping by the owner is permitted in these areas in order that the slope portions of the various lots may continue as a composite parcel under the control of the NSCA with the landscaping, drainage, and aesthetic appeal unchanged.
- B. Homeowner easement areas - This easement area is a three-foot strip along the side of the lot with a zero lot line wall. The purpose of these areas is for maintaining, repairing, or restoring the structural wall of the dwelling that abuts the easement and to provide the owner of that property adjoining and abutting the easement unobstructed surface water drainage to the street. Construction in these areas is limited to such modifications as landscaping and fences or walls with access gates as approved by the ACC which will not obstruct or change the direction of drainage or volume of surface water flow.

3155 Painting

When repainting a Broadmoor home, the owner must use the same color of paint approved for painting all the walls of the house including the wall of the house abutting the easement on the owner's lot listed in *Article VIII, Section 2 B II*, of the *CC&R's*. Broadmoor homeowners are not permitted to paint the exterior walls of adjoining residences.

F. Atlantic Garden Homes - Tracts 6782 and 8038**3156 Modification Restrictions**

A. These homes are built with zero lot lines and as little as three feet between neighbors. They were originally designed as one-story homes. Some of these homes have been converted to two-story homes while maintaining the original ridge line and roof height. Those homes that have not been modified to two-story homes may do so providing:

1. The extension does not extend higher than the original roof line.
2. The extension does not interfere with the neighbors' privacy.
3. The extension does not unreasonably interfere with the neighbors' views.
4. The extension is aesthetically pleasing and does not detract from the architectural look of the neighborhood.

B. Certain dwellings in Atlantic Garden Homes were initially provided with open spaces of five feet from the property line in the side yard area. Those homes must come no closer than five feet from the side property lines.

3157 Reserved Easement Areas

A. NSCA landscaping easement areas - This area extends from the front sidewalk to the front fence/wall of residences. No modifications are permitted in these easement areas.

B. Homeowner easement areas - This easement area is a three-foot strip along the zero lot line side of the lot. The purpose of these areas is for maintaining, repairing or restoring the structural wall of the dwelling that abuts the easement and to provide the owner of that property adjoining and abutting the easement unobstructed surface water drainage to the street. Construction in these areas is limited to such modifications as landscaping and fences or walls with access gates as approved by the ACC which will not obstruct or change the direction of drainage or volume of surface water flow.

3158 Painting

- A. Colors are to be compatible with the existing slump stone.
- B. Slump stone walls and pillars visible from outside the lot may not be painted or altered.
- C. Any walls installed by the owner may be painted with the approval of the ACC.

G. Shores Garden Homes - Tracts 6883, 7203, 7573**3159 Modification Restrictions**

A. The Shores Garden Homes are designed to have a balanced mix of detached one- and two-story homes. There are many one-story, and some two-story homes built with as little as three feet between neighboring houses on one side and zero lot lines on the other. Flat roofs on some of these houses are a feature that is intended to provide openness between houses and lessen a row house look.

B. A proposal for a second floor addition to an existing one-story house or a second floor expansion to an existing two-story house onto its flat roof must not result in a bulky design, or a row house effect. If individual circumstances do not otherwise prohibit a second floor addition to an existing one-story house or a second floor expansion of an existing two-story house, the second floor addition or expansion shall not come within five feet of the side yard property line and the roof overhang shall be at least three feet from the side yard property line. A second story addition to an existing one-story home may not exceed the currently existing ridge line. Second floor expansions of two story homes may not have their roof ridge lines exceed twenty-two feet above grade.

C. Certain dwellings on lots in Shores Garden Homes were initially provided with open spaces of five feet or more in the side yard. Structural additions in these lots must come no closer than five feet to the side yard property line.

3160 Reserved Easement Areas

A. NSCA landscape easement areas - This area extends from the front sidewalk to the front fence/wall of residences or garages. No modifications to houses are permitted in these easement areas.

B. NSCA slope easement areas - These areas extend from the top of slope to the bottom of the slope. No construction, excavation, alteration or landscaping by the owner is permitted in these areas in order that the slope portions of these lots may continue as a composite parcel under the control of NSCA with the landscaping, drainage and aesthetic appeal unchanged.

C. Homeowner easement areas - This easement area is a three-foot strip along the zero lot line side of the lots. Construction in these areas is limited to such modifications as landscaping by the homeowner, and fences or walls with access gates as approved by the ACC which will not obstruct or change the direction of drainage or volume of surface water flow to the street.

3161 Painting

A. Colors are to blend well with the existing slump stone.

- B. Slump stone walls and pillars visible from outside the lots may not be painted.
- C. Any walls installed by the owner may be painted with the approval of the ACC.

H. Custom Homes - Tract 7156**3162 Modification Restrictions**

- A. This neighborhood is designed to have only one-story homes above grade level. No second-story additions to the one story above grade level are allowed.
- B. In this neighborhood the height of the houses is limited to fifteen (15) feet above grade

3163 Setbacks

- A. The side yard setback in the Custom Homes must be at least five feet from the side property line and roof overhangs must be at least three feet from the side property line.
- B. Front yard setbacks in the Custom Homes must be at least four feet from the front property line. Straight in drive garages can be either two feet or six feet from the front property line.

3164 Improvements on Slope Control Areas

- A. No improvements of any kind including structures, landscaping, driveways, walkways, etc., may be begun by the owner on the NSCA slope control area easement of any lot without prior written approval of the ACC and the Board of Directors of the NSCA. An application for an improvement project on the slope control area must be considered by the ACC and the Board of Directors in accordance with, among other considerations, *Article IX, Section 17* of the CC&R's. Those CC&R's state "... No structure, planting or other material shall be placed or permitted to remain, or other activities undertaken on slope control areas or other slope areas which might damage or interfere with established slope ratios, create erosion or sliding problems, or interfere with established drainage functions or facilities."
- B. Easements have been granted to the NSCA over slopes for walkway, slope maintenance and drainage purposes.
- C. Any application for encroachment or improvement on or within these easements necessitates the applicant's written agreement to waive the 45-day time limit for the ACC's and the Board's approval or disapproval and the applicant must agree to a 90-day review period by the ACC and the NSCA Board of Directors.
- D. All applications submitted under this section for improvements must be reviewed by the Board of Directors, following review by the ACC, for the Board's comments, requirements, conditions, recommendations, and approval or disapproval as to placement upon NSCA easements.
- E. All applications must include:

1. An engineer's report
2. A soil's report
3. A landscape plan including an irrigation plan
4. Complete, detailed construction plans or such other or additional reports and information as may be required by the ACC or the Board of Directors.

F. Conditions of approval may require and include, but not be limited to:

1. The improvements area is fully described in a covenant running with the land that is recorded as part of the title to the property. The covenant provides that the owner and his/her successors and assigns are completely responsible for future repair, maintenance and replacement of such improvements or changes, and indemnify the NSCA and its representatives against claims arising from such improvements. The covenant shall be executed prior to the start of any improvements.
2. The consent and execution of the covenant by the NSCA Board of Directors shall be recorded in connection with the approved improvements.
3. Fees and costs that are to be paid by the owner are:
 - a. Processing fees of \$1500 covering legal/architectural costs of preparation and recording of the covenant and any other expenses.
 - b. Any additional charges in excess of the \$1500 processing fee pertaining to filing fees, photo copies, legal fees, etc.

I. Breakers Isle - Tract 6988

The homes on Breakers Isle consist of two and three stories. The three story homes are constructed with one basement story set into the slope below grade level.

3165 Building Height

- A. The maximum building height of homes on Breakers Isle is twenty four feet above grade.

3166 Building Setbacks

- A. The building must be placed on the lot at least five feet from the lateral property lines, and the roof eaves must be at least three feet back from the lateral property lines.
- B. The building must be no closer than two feet from the property line at the street.

3167 Proposed Improvements on Slope Control Areas

- A. No improvements of any kind including structures, landscaping, driveways, walkways, etc. may be begun by the owner on NSCA slope control area easement of any lot in Tract 6988 without the prior written approval of the ACC and the Board of Directors of the NSCA. An application must be considered by the committee and the Board of Directors, in accordance with, and among other things, the recorded CC&Rs, Article IX, Section 17 which states: "... No structure, planting or other material shall be placed or permitted to remain, or other activities undertaken on slope control areas or other slope areas which might damage or interfere with established slope ratios, create erosion or sliding problems, or interfere with established drainage functions or facilities."
- B. Easements have been granted to the NSCA over slopes for walkway, slope maintenance and drainage purposes.
- C. Any application for encroachment or improvement on or within these easements requires the applicant's written agreement to waive the 45-day time limit for the ACC's and the Board's approval or disapproval. The applicant must agree to a 90-day review period by the ACC and the NSCA Board of Directors.
- D. All applications submitted under this section for improvement(s) must be reviewed by the Board of Directors, following review by the ACC, for the Board's comments, requirements, conditions, recommendations, and approval or disapproval as to placement upon the NSCA easements.

E. All applications must include:

1. An engineer's report
2. A soil's report
3. A landscape plan including an irrigation and drainage plan
4. Complete, detailed construction plans or such other reports and information as may be required by the ACC or the Board of Directors.

F. Conditions of approval may require and include, but not be limited to:

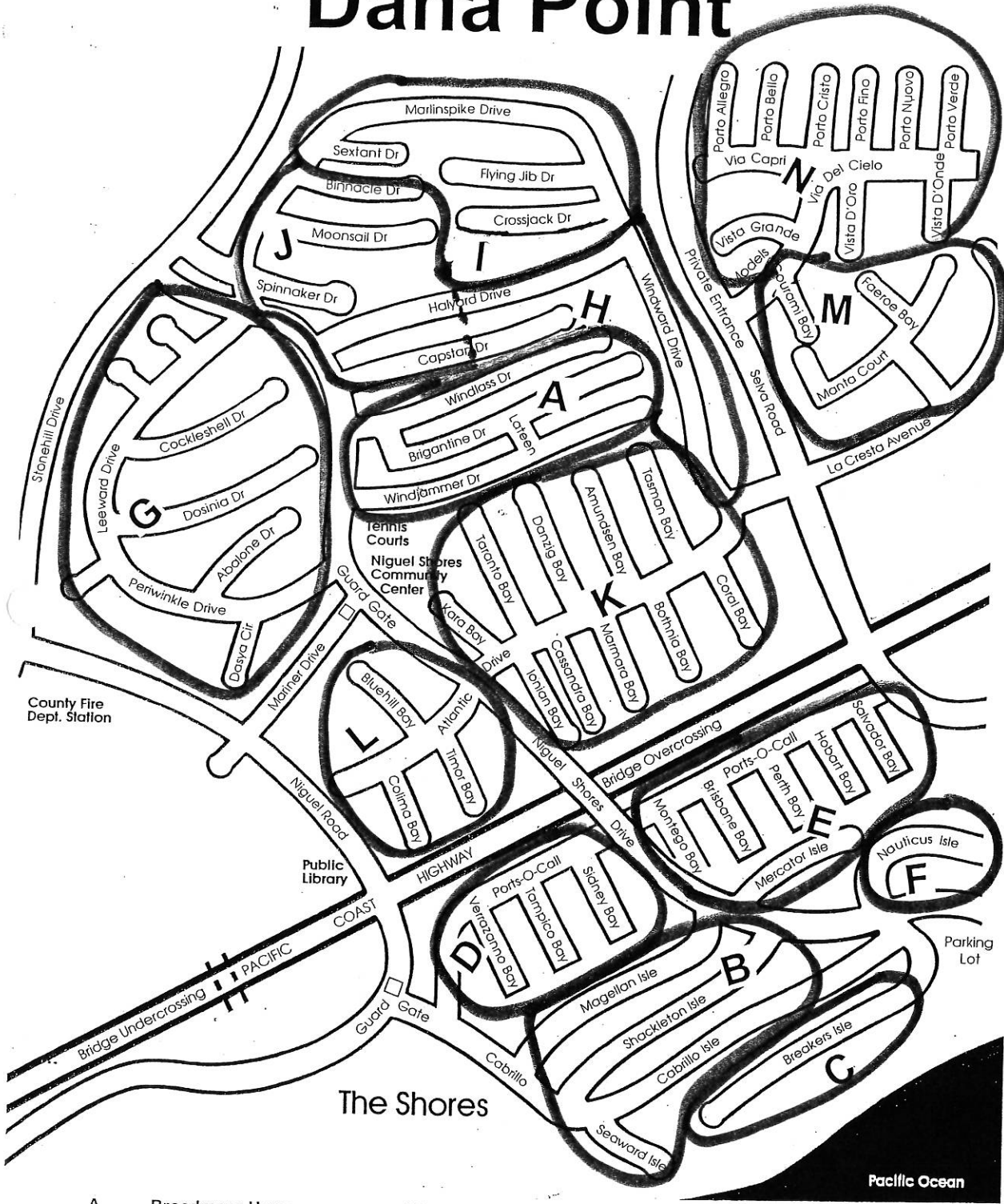
1. The improvement area is fully described in a covenant running with the land that is recorded as part of the title to the property. The covenant provides that the owner and his/her successors and assigns are completely responsible for future repair, maintenance and replacement of such improvement or change, and indemnify the NSCA and its representative(s) against all claims arising from such improvement(s). The covenant shall be executed prior to the start of any improvement.
2. The consent and execution of the covenant by the NSCA Board of Directors shall be recorded in connection with the approved improvement.
3. Fees and costs that are to be paid by the owner are:
 - a. Processing fees of \$1500.00 covering legal/architectural costs of preparation and recording of the Covenant and any other expenses related thereto.
 - b. Any additional charges in excess of the \$1,500.00 processing fee pertaining to filing fees, photo copies, legal fees, etc.

3181 Schedule of Architectural Fees and Deposits (02-01-01)

Schedule of Architectural Fees And Deposits per Rule 3109	Consulting Architect's Fees	Construction Deposits
Driveway/Walkway	--	\$200
Hot Tub	--	\$100
New Home, or Tear Down and Rebuild	\$1500	\$600
Patio (New or Remodel)	--	\$200
Patio Cover (Rafter Top)	--	\$200
Patio Cover (Solid Top)	--	\$200
Patio Enclosure	---	\$200
Pool (Swimming or Ornamental)	--	\$200
Spa	--	\$100
Space Addition (up to 500 sq.ft.)	\$500	\$200
Space Addition (501 to 1000 sq.ft.)	\$1,000	\$400
Space Addition (over 1000 sq.ft.)	\$1500	\$400
Wall - (free standing – not over 6' high)	--	\$200
Wall - (free standing - over 6' high)	--	\$200
Wall - Retaining (of any height)	--	\$200
Variance Request		\$200
ALL OTHER CHANGES	NO CHARGE	NO DEPOSIT

Niguel Shores

The Private Community By The Sea
in
Dana Point



A	Broadmoor Homes	6935	H	Sea Terrace Townhomes I	6881
B	Custom Homes	7156	I	Sea Terrace Townhomes I	6884
C	Breakers Isle	6988	J	Sea Terrace Townhomes I	7515
D	Shores Garden Homes	6883	K	Atlantic Garden Homes	6782
E	Shores Garden Homes	7203	L	Atlantic Garden Homes	8038
F	Shores Garden Homes	7573	M	Sea Terrace Townhomes II	8602
G	Berkus Homes	7447	N	Villas	9098