

## **VIEW PRESERVATION – FAQ**

### **A tree or plantings are blocking my ocean view, what do I do?**

Fill out a Homeowner's Request Form (HRF) with a description of the problem and the address for the location of the source of the view blockage. Submit the request to the NSCA Office. Forms can be found in the office or online at [www.niguelshores.org](http://www.niguelshores.org) (listed as Online Service Request Form).

### **Where will my complaint be routed and reviewed?**

The View Preservation Committee (VPC) evaluates all homeowner requests regarding blockages of view by homeowner's plantings and trees.

### **When and where does the View Preservation Committee meet?**

The VPC meets and conducts site visits to homeowner's properties who have submitted view blockage complaints once a month. Generally, meetings are the 3<sup>rd</sup> Monday of each month at 12:00 noon.

### **What is the criteria the VPC uses to evaluate the validity of view blockage complaints?**

Whether an unreasonable view blockage is the present, in coordination with the governing documents (CC&Rs, Rules & Regulations, etc.).

### **What rule applies to view blockages originating from a private properties' pad level in Niguel Shores?**

If the VPC determines that the blockage is unreasonable then the tree or plant must be trimmed to the roof height or trimmed to the wall height if the wall is designated as a 3' view wall.

### **What rule applies to view blockages originating from a private properties' slope in Niguel Shores?**

If the VPC determines that the blockage is unreasonable then the tree or plant must be trimmed to not exceed 3' over the top of the slope.

### **What if the tree or planting blocking my view belongs to the Association?**

The complaint is routed to NSCA Management and the NSCA Landscape Contractor for planting maintenance consideration.

### **What happens after the Committee makes a decision?**

You will be notified in writing of the decision within ten (10) business days after the decision.

### **How long does a resident have to trim their tree or plantings once a violation letter has been sent?**

Generally, thirty (30) days before further enforcement measures are considered.

### **What if a resident does not trim their trees or plantings within the designated time period given by the Association in a violation notice?**

The resident may be scheduled for a board hearing, receive a possible fine, and/or be referred to the Association's legal counsel for non-compliance.

### **What do I do if I disagree with a View Preservation Committee decision?**

A homeowner may appeal any View Preservation Committee decision in accordance with the guidelines listed in the rule *Appeal of Committee Decisions*.

### **Does the Association protect resident views if the tree or plant is outside of Niguel Shores?**

Unfortunately, no. The Association has no authority over trees and plants outside of the community. Our view rules only apply within Niguel Shores.