



Niguel Shores Community Association

33654 Niguel Shores Drive
Dana Point, California 92629-4221

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April 2025

APPROVED CHANGES TO THE RULES & REGULATIONS

Dear Niguel Shores Homeowner:

As required by the provisions of the Davis-Stirling Common Interest Development Act, Section 4360, attached are the changes to the *Rules & Regulations* adopted by the NSCA Board of Directors on April 9, 2025 and effective on May 1, 2025.

This mailing only contains the index of adopted rule changes. The complete set of Niguel Shores *Rules & Regulations* is available online at www.niguelshores.org and printed sets are available in the NSCA Management Office upon request.

On behalf of the NSCA Board of Directors, we would like to thank the Rules Committee for their hard work. Additionally, we would like to thank those homeowners whose comments and participation assisted in the rule change process.

Notice to Members:

Owners can submit their suggested rule changes for consideration. Suggested changes should include the existing rule name, proposed wording change, and rationale for the request. A form has been included for your convenience. Changes that are to be considered this year must be submitted to the office no later than June 1, 2025. Forms can be submitted in person, mailed, or emailed to kdecker@niguelshores.org.

If you should have any questions regarding this notice, please contact the NSCA Management Office for assistance.

Sincerely,
On Behalf of Niguel Shores Community Association

A handwritten signature in black ink, appearing to read 'K. Decker', with a long horizontal line extending to the right.

Karen Decker
Architectural Manager



2024-2025 ADOPTED RULE CHANGES

RULE NAME	REASON
Covid-19 Emergency Rule Section	Delete: Rule section is no longer needed
Membership Meetings, Annual Meeting, Election of Directors and Membership Votes	Change to Existing Rule: To comply with Civil Code
Inspector of Elections	Change to Existing Rule: To comply with Civil Code
Secret Ballot Process	Change to Existing Rule: To comply with Civil Code
Registration of Proxies/Determination of Quorum	Change to Existing Rule: To comply with Civil Code Combine with <i>Adjournment for Lack of Quorum</i>
Adjournment for Lack of Quorum	Delete Rule: This rule has been combined with <i>Registration of Proxies/Determination of Quorum</i>
Consultation with Association Counsel	Change to Existing Rule: Adjusted to comply with legal requirements
Violations and Hearings	Change to Existing Rule: To clarify the information that is required in a violation and/or hearing notice.
Use of the Association Facilities	Change to Existing Rule: Additional rules are needed to address the new facilities and to clarify boundaries for use.
Swimming Pool and Spa Use	Change to Existing Rule: To comply with State requirements
Tennis Court Use	Change to Existing Rule: The rule <i>Tennis and Pickleball Court Use</i> will be eliminated and replaced with two separate rules regarding the court use for each sport.



2024-2025 ADOPTED RULE CHANGES

RULE NAME	REASON
Pickleball Court Use	Change to Existing Rule: The rule Tennis and Pickleball Court Use will be eliminated and replaced with two separate rules regarding court use for each sport.
Sports Court and Bocce Court Use	New Rule: This new rule will provide the boundaries for use of the new facilities.
Clubhouse Use	Change to Existing Rule: To comply with Civil Code
Beach Bluff Use	Change to Existing Rule: The rule amendment will address current behavior that is causing damage to Association property.
Human Propelled and Motorized Vehicles	Change to Existing Rule: This rule amendment will confirm that electric bicycles (e-bikes) and motorized scooters are not permitted to be operated other than on a roadway.
General Parking Regulations – Overnight Parking	Change to Existing Rule: The rule has been adjusted to reflect a limit of two (2) parking waivers per property
RULE CHANGE REJECTED	
General Parking Regulations – Beach Parking	Change to Existing Rule: Grammatical change only
General Parking Regulations – Recreational Vehicle (Motorhome) Parking	Change to Existing Rule: The rule amendment will solidify the prohibition in the recorded CC&R's (Article IX, Section 8) that only permits RV access into the community for loading and unloading only. Parking in the community for more than 24 hours is prohibited.
Passes-General	Change to Existing Rule: This revision removes redundant verbiage and adjusts the wording to clarify the requirement for all vehicles in the community to display a valid pass.
Barcode Decal	Change to Existing Rule: This revision removes redundant verbiage and consolidates necessary information to provide clarity as to the eligibility requirements regarding vehicle barcodes.



2024-2025 ADOPTED RULE CHANGES

RULE NAME	REASON
Permanent Guest List	Change to Existing: To clarify how many permanent guests are permitted per lot <i>Note: The edit was submitted by legal. The Rules Committee is recommending the Board eliminate the permanent guest list altogether.</i>
Special Event or Group Entry	Change to Existing Rule: Further clarifies the intended requirements for use of a group event entry list.
Vandalism and Damage to Common Area	New Rule: To clarify what activity qualifies as vandalism and the consequences for those actions
Applications and Project Review (introduction paragraph only)	Change to Existing: This revision clarifies the requirement for final applications and final approval of exterior modifications to any lot.
Modification Restrictions – Fences and Walls	Change to Existing Rule: The rule amendment provides additional requirements to installation of glass fences to ensure that the glass is not etched or treated with a glaze that would create a visual impairment.
Modification Restrictions – Roof Material	Change to Existing Rule: The rule amendment will provide clarification regarding the permitted reflective quality of a standing seam metal roof material.
Modification Restrictions – Roof Projections	Change to Existing Rule: Local building code no longer permits new wood burning fireplaces or the relocation of an existing wood burning fireplace. Direct vent fireplaces do not require a chimney, rendering a new/relocated chimney as an unnecessary decorative feature projecting into a view. The revision to the rule will clarify that new or relocated chimneys are not permitted.
Atlantic Garden Homes Modification Restrictions – Easement Area (1)	Change to Existing Rule: To clarify the requirements regarding easement modifications
Atlantic Garden Homes Modification Restrictions – Setbacks and Building Restrictions (6)	Change to Existing Rule: To clarify the requirements regarding replacement of a zero lot line block wall with a standard stub wall



2024-2025 ADOPTED RULE CHANGES

RULE NAME	REASON
Shores Garden Homes Modification Restrictions – Easement Areas (1)	Change to Existing Rule: To clarify the requirements regarding easement modifications
Breakers Isle - Slope Control Easement (2b)	Change to Existing Rule: To clarify the requirements regarding covenants for easement modifications
BOD-1-025 Board Hearing Procedures	Change to Approved Board Procedure: Adjustment to enforcement penalties