

Sent: Monday, July 15, 2024 3:54 PM

Subject: NSCA Community Update - July 15, 2024

Dear Niguel Shores Residents:

As Summer is in full-swing here in Niguel Shores and the common areas are being used more and more – please take a moment to familiarize yourself with guidelines for Beach Bluff use in the community.

Use of Association Facilities / Beach Bluff Use

The beach bluff is a common area amenity for residents of Niguel Shores Community Association and is intended for passive and moderately active usage. The following regulations for use of the beach bluff park are based on the ideals of common courtesy, consideration and respect that have founded the sense of community within Niguel Shores. Activities that interrupt the right of the other individuals to enjoy the facilities or present a safety issue are prohibited. Loitering is prohibited.

These rules are meant to be congruent with other existing rules governing the use of common area, parking, animals in public places, etc.

Hours for the Beach Bluff are 6:00 am to 10 pm daily. Any individual who enters during unauthorized hours is trespassing. Trespassing will result in a hearing and fine, and local law enforcement will be requested to remove criminal trespassers.

The NSCA staff has the authority to enforce all rules and regulations. Residents are requested to report infractions of the rules to the NSCA staff.

1) General Conditions:

a) Tables must be attended at all times for continued use. Items left unattended will be removed by an Association patrol service member or staff member and use of the table forfeited.

b) Guests must be accompanied by a Niguel Shores resident at all times. Unaccompanied guests will be requested to vacate. A member is responsible for the conduct of his/her guests, lessees or invitees, and their observance of the rules.

c) Unaccompanied guests will be requested to vacate. Individuals using the Association facilities may be required to furnish proof of residence.

d) Casual games and activities that do not interfere with the right of other individuals to enjoy the bluff area are permitted.

e) The following are prohibited:

- unrestrained or unleashed dogs
- bounce houses or other inflatables
- wood or charcoal fires

- smoking of any kind. Smoking of any kind is prohibited in and around all Common Areas, which includes but is not limited to streets, sidewalks, parking lots, and community parks.
- generators or items that require the use of an engine or live electricity
- altering, disabling or interfering with the access gates or fences
- barbecues on Association tables
- team sports or team practices
- staking or inserting items into the grass or other landscape areas
- amplified music or sound systems (community sponsored events exempt)

Thank you.

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