

**DOVER SHORES HOMEOWNERS ASSOCIATION
COMMUNITY BEACH POLICIES
Amended and Adopted March 2024**

All homeowners living in the Dover Shores Homeowners Association are entitled to use the Association's three private beaches. Each year, the Beach Committee plans and oversees the summer beach program for the residents and their families of Dover Shores. Most of the summer activities are conducted on Larry's Beach. In addition, there are two other private beaches within our association, North Star Beach and Fisherman's Beach. A description of each follows:

1. Larry's Beach, located at 1108 Polaris Drive between Morning Star Lane and Evening Star Lane, contains a restroom, barbeque island, picnic tables, volleyball court, tetherball, slide, swings and climbing equipment. Small non-motorized boats/boards may be launched from Larry's Beach.
2. North Star Beach, located at 1156 Polaris Drive at the corner of Polaris Drive and Whitecliffs Drive, contains a half-size basketball court, volleyball court, propane Barbeque Island and picnic tables. No boats of any kind may be launched from North Star Beach.
3. Fisherman's Beach, located next door to the home at 1014 Polaris Drive is an association beach for the launching of small non-motorized boats and small motorized boats. Only non-motorized boats may be stored at Fisherman's Beach. No storing of motorized boats is allowed. All boats must be registered with the Dover Shores property manager at BHE Management Corp. at 949-363-1963. There is an annual storage fee of \$150.00 per year/per boat for storage of non-motorized boats, and also an annual launching fee of \$150 per year for those using Fisherman's Beach to launch motorized boats.

Each of the three Dover Shores beaches are fenced and contain locked gates. Your Dover Shores key will unlock the main gates located at North Star Beach and Larry's Beach, including the restroom. Separate keys will be issued for properly registered boats stored or launched at Fisherman's Beach. No duplication of any beach key is allowed. Should you misplace your key, please contact the Dover Shores Community Association property manager at BHE Management Corporation at 949-363-1963 to secure a replacement key (key fees apply). For security and liability reasons, please make every effort to close and lock the gates to the beaches as you enter and exit.

In accordance with Article X, Section 14 of the CC&Rs, the Board of Directors has adopted the following rules for use of the common areas:

1. Any homeowner whose annual assessment is delinquent and remains unpaid will have their right to the use of the recreational areas and facilities suspended for the period that the assessment remains delinquent. The homeowner shall be notified in writing of the suspension. The suspension shall apply to all members of the homeowner's family, his/her tenants or contract purchasers and their guests.
2. Use of the recreational areas and facilities are limited to members of the homeowner's family, his/her tenants or to contract purchasers of the property. Only one designated family per parcel is entitled to the use of the facilities.

- a. For purposes of clarifying terms used in this paragraph, “homeowner family” shall mean the homeowner and spouse, children who live at home (including students who are away at school, sons-in-law and daughters-in-law, and grandchildren); “tenants” shall mean other full time residents in the Dover Shores home and domestic help who are accompanying a member(s) of the homeowner’s family or tenant(s), and; “contract purchasers” shall mean full time residents in the Dover Shores home that is being acquired through a lease purchase agreement.
- b. Homeowners and members of the homeowner’s family may invite a limited number of personal guests to accompany them when using the recreational facilities Total number including the homeowner and his or her guests shall not exceed 16 people.
- c. If two or more homeowners together are having one combined event with guests, the same total of 16 people applies. Otherwise, a reservation is required as explained below.
- d. At all times, **guests must be accompanied by the homeowner or member of the homeowner’s family.**

3. Group use of the facilities for private or corporate events including: school or church functions, fundraisers, or any for-profit activities are not permitted due to the additional liability to the Association. Accordingly, the homeowner must be responsible for all costs of the reserved event, not a third party, or third party entity. No vendors are permitted to charge guests for any food, beverages or products.

4. **All users of the recreational areas and facilities are expected to clean up and leave the area in the same or better condition than it was in when they arrived. Inappropriate behavior and excessive noise will not be tolerated.**

BEACH RESERVATIONS

The association's beaches are available, by reservation, for the use of Dover Shores homeowners for **personal** gatherings.

Reservations are always required for groups **over 16** people (subject to availability).

Maximum number people allowed per reservation **shall not exceed 50 people** including walking-age children.

Approval of a reservation request does not grant exclusive use of the recreational facilities by those being granted a reservation. Every effort will be made to accommodate all reservation requests by utilizing North Star Beach and Larry's Beach simultaneously and two or more approved requesting groups may be required to share the same area or facility if the groups are small enough to accommodate both parties.

To make a reservation, go to the Dover Shores website at dovershoreshoa.org. You will be directed to BHE's website. From there scroll down and click on "Beach policies and Reservation Form". There you can read the guidelines and fill out the form to submit to the reservationist. The instructions where to submit are on the forms itself.

A non-refundable reservation fee of \$75 is required. In addition, a refundable security deposit of \$150 is due for all parties between 17 and 25 people, and \$300 for parties between 26 to 50 people. No parties over 50 people are permitted. A beach reservation application must be submitted to the beach reservationist along with (2) checks, both made payable to "Dover Shores Homeowners Association." The security deposit will be refunded provided no violations of beach policies and rules have occurred. Otherwise, a portion or the entirety of the security deposit may be forfeited. Depending on the severity of the violations, future beach privileges may also be suspended. The Board will decide on the appropriate action at the next Board meeting following the event, at which time the Resident will have an opportunity to be heard.

The reservation fee and security deposit is transferable only with a minimum of one-week notice for any reservation changes.

The reservation fee and security deposit are both due a minimum of (7) days prior to the event date. The security deposit check will not be deposited but will be held until the function has been completed. **If the facilities have been left in acceptable clean condition with no damages or infractions of the policies, the reservationist will promptly return or shred the security deposit check.**

Larry's Beach and North Star Beach may be reserved only on Monday, Wednesday, Friday, and Sundays during the "season" (May–September) and may be reserved seven (7) days a week during the off-season.

Reservations are limited to a maximum of 4 hours e.g. 10:00AM-2:00PM or 11:00AM-3:00PM

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ADDITIONAL RESERVATION REQUIREMENTS:

Homeowner must review the Community Beach Policies and Rules & Regulations and submit an initialed copy along with a Beach Reservation Application to the beach reservationist.

Group use of the facilities for private or corporate events including: school or church functions, fundraisers, or any for-profit activities are not permitted due to the additional liability to the Association. Accordingly, the homeowner must be responsible for all costs of the reserved event, not a third party or third party entity. No vendors hired by the homeowner may charge guests for any food, services or products.

All users of the recreational areas and facilities are expected to clean up and leave the area in the same or better condition than it was in when they arrived. Inappropriate behavior and excessive noise will not be tolerated.

Homeowners making a reservation for a beach party, especially with children present, are strongly encouraged to hire one of the many independent lifeguard companies available for private parties. There are many online that can be researched.

All events must end at dusk.

All trash shall be bagged and deposited in the trash container behind the storage room.

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RULES & REGULATIONS

BEACH & FACILITIES

- Swim at your own risk – NO LIFEGUARDS ARE ON DUTY.
- No amplified music, including use of any AV or PA systems including boom boxes, docking stations, etc.
- Children under 12 must be accompanied by an adult companion to use the beach
- No Tiki Torches or fires except for the built-in barbeque
- No smoking
- No dogs
- Return all tables and benches to original locations (minimize moving tables)
- Close all umbrellas when you leave.
- For security and safety reasons, manually pull the gate shut when entering or leaving the beach to make sure it latches correctly (please do not assume the gate will latch automatically)
- Any fines from the Newport Beach Police Department regarding noise complaints will be the responsibility of the homeowner who has reserved the beach for an event
- No “bounce” houses or like equipment (due to liability issues that this type of equipment poses for the Association)
- Parents must provide sufficient parental supervision for children and are wholly responsible for the conduct and safety of all under their supervision. A ratio of 6/1 (children/adults) is recommended for all children’s events ages 12 years or younger
- Please be mindful that sound carries across the water. Parents please keep children’s noise level to a respectable and appropriate level

BOAT USAGE

- No Motorized Boats are permitted at Larry’s Beach
- Only non-motorized small watercraft/boards (“boats”) less than 15 feet long may be launched from Larry’s Beach on the opposite side of the beach from the designated swim area.
- All boats must be small and light enough that one or two people can completely pick up and carry into and out of the water.
- No boats are allowed in the designated swim area
- No boats are allowed to be docked to the swim platform
- No boats or boat trailers are allowed to be left on the sand for any period of time.
- No boats of any kind are allowed at North Star Beach

KITCHEN & BARBEQUE

- Clean kitchen and barbeque after each use and bring your own supplies
- For safety, please turn all gas burners to the off position, and close lids on the equipment.

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VIOLATION OF BEACH RULES

- Depending on the severity of the violation, the homeowner may receive a warning or Notice of Violation. The Board may also decide to withhold a portion or the entirety of the Security Deposit, and/or to suspend beach privileges upon a hearing and an opportunity for the homeowner to be heard. Upon a Second Notice of Violation at a future event the homeowner will have their beach use privileges suspended until the board reviews and agrees to rescind the suspension. A fine may also be imposed in addition to forfeiture of the security deposit. Homeowner may request or be requested to appear before the board.

BEACH OPERATING HOURS

- 9:00 AM to dusk.

NO LIFEGUARDS ON DUTY

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Dover Shores Beach Reservation Application

PLEASE CIRCLE ONE

NORTH STAR BEACH

LARRY'S BEACH

PLEASE PRINT

Homeowner's Name _____

Address _____

Home Phone _____ Cell Phone _____ Work Phone _____

Date including start and ending time of function _____ E-Mail _____

Description of function and names of all vendors being hired for the event _____

Number of persons attending: Adults _____ Children _____

RESERVATIONS/FEEES: Reservations are always required for gatherings over 16 people. A non-refundable, but transferable reservation fee of \$75 is required as well as an additional refundable security deposit of \$150 for parties of 17 to 25 guests and \$300 for parties of 18 to 50 people. Reservation applications (subject to availability) are not confirmed until this reservation form and two (2) checks in the appropriate amounts are made payable to **"Dover Shores Homeowners Association"** have been delivered and received by the beach reservationist listed below. This reservation application and both fees must be received and approved at least seven (7) days prior to the reservation date.

BLOCK-OUT DAYS: No parties are allowed on Tuesdays, Thursdays, Saturdays and all major holidays. These days are to remain open without reservations for all members of the community to enjoy during the summer season from May-September.

MEMBERS ONLY: To make a reservation I understand that I must be a member of the Dover Shores Community Association and I must attend the entire function.

- I hereby certify that I have read and agree to abide by the attached Dover Shores Homeowners Association Community Beach Policies, and Rules & Regulations as amended 2024 which are fully incorporated herein. I further certify the statements herein to be true and correct. I further agree to indemnify and hold harmless the Dover Shores Community Association, it's Board of Directors, agents and employees from and against any and all loss, damages, liability, claims, suits, costs and expenses, whatsoever, including attorney's fees, regardless of merit or outcome of any such claim or suit arising from or in any manner connected to the Policies and Rules & Regulations and understand that failure to comply with any provision of Policies and Rules & Regulations may result in the immediate cancellation of the above listed event, denial of approval of future requests for reservations, suspension of beach privileges and a fine.
- Approval of reservation does not grant exclusive use of the recreational facilities and other Dover Shores members must never be turned away from sharing the facilities.

Signature _____ Date _____

Please mail or deliver this completed reservation application form along with both the fee and the security deposit checks of \$75 each made payable to **Dover Shores Community Association** to the beach reservationist at:

BHE Management Corporation
P.O. Box 7736
Laguna Niguel, CA 92607
Email: mseals@bhemanagement.com ; lparra@bhemanagement.com