

**DOVER SHORES HOMEOWNERS ASSOCIATION
COMMUNITY BEACH POLICIES
Amended and Adopted June 2026**

All homeowners living in the Dover Shores Homeowners Association and in good standing are entitled to use the Association's three private beaches:

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, slides, swings and climbing equipment.
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.
3. Fisherman's Beach, located next door to the home at 1014 Polaris Drive is an association beach for the storing of small vessels like kayaks or SUPs. No motorized watercraft are permitted to be launched at association beaches. No storing of motorized boats or motorized watercraft is allowed. All vessels 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 storage of non-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 boat owners who have 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. Management charges a higher fee to replace these keys than typical keys and may charge an owner for the cost of re-keying the lock and distributing new keys, in addition to the cost of replacing a lost key. 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 after a noticed hearing may have their right to the use of the recreational areas and facilities suspended for the period that the assessment remains delinquent. The delinquent 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 Dover Shores beaches and all equipment and facilities therein is for the Exclusive Use of Dover Shores Residents and Guests.
 - a. Residents may invite a limited number of personal guests to accompany them when using the recreational areas and facilities. The total number including the resident and his or her guests shall not exceed 20 people.
 - b. If two or more residents together are having one combined event with guests, the total number including the homeowners and guests shall not exceed 30 people; otherwise, a reservation is required as explained below.
 - c. At all times, guests must be accompanied by a resident.
3. 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.
4. The Dover Shores Board may enhance or alter any of the three beaches at the discretion of the board in accordance with the governing documents of the association.

RULES & REGULATIONS

BEACH & FACILITIES

- Swim at your own risk – **NO LIFEGUARDS OR ATTENDANTS ARE ON DUTY.**
- Use of all Dover Shores recreational facilities is at the risk of the residents and their respective guests. The safety of minor children is the sole responsibility of their parents or caretakers.
- No boomboxes, external speakers, microphones, or standalone devices used for playing music. Excessively loud music where the music that can be heard beyond your immediate area of use is not allowed, and we ask that you turn down the music if another homeowner requests it.
- 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
- 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 during a reserved party event will be the responsibility of the homeowner who has reserved the beach for said event.
- No “bounce” houses or like equipment are allowed on any of the beaches.
- Please keep children’s noise levels to a respectable and appropriate level.
- Dover Shores may at times choose to employ private uniformed security personnel to patrol any of the three beaches. Residents are responsible for their own safety and security.

BOAT USAGE

- No Motorized Boats are permitted at association beaches.
- 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 it into and out of the water.
- No boats are allowed in the designated swim area.
- No boats or boat trailers are allowed to be left on the sand for any period of time.

KITCHEN & BARBEQUE

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

VIOLATION OF BEACH RULES

- Depending on the severity of the violation, the homeowner may receive a warning or a written Notice of Violation. The Board may also decide to suspend beach privileges anywhere from 1 to 6 months after the homeowner is provided notice and an opportunity to be heard.

BEACH OPERATING HOURS

- 9:00 AM to dusk.

_____ initial read

BEACH RESERVATIONS

The association's beaches are available by reservation for the use of Dover Shores homeowners for personal gatherings. Reservations are required for groups of 20 or more people (subject to availability). Association Events, like summer BBQ's, supersede all homeowner reservations and take precedence.

The maximum number of people allowed per any one reservation **shall not exceed 50 people**. An approved reservation grants the homeowner the right to host 20-50 guests, priority use of the BBQ island, and two tables closest to the BBQ at either Larry's or North Star Beach.

Approval of a reservation request does not grant exclusive use of the beach and/or recreational areas and facilities by those being granted a reservation. You should expect that other homeowners may be at the beach during a reservation time. Both Larry's Beach and the North Star Beach can accommodate reservations. While reservations are made on a first come, first serve basis, please know in the event of overlapping reservation requests, every effort will be made to accommodate each homeowner.

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.

A non-refundable reservation fee of \$75 is due a minimum of 7 days prior to the event date for all parties between 21 and 50 people. If you need to alter your reservation date or time, you can do so up until the day of the party. Reservation fees will not be returned after the date of the party but can be transferred to a different date within the same calendar year. All reservation fees are **non-refundable**, including in the event of inclement weather.

It is the homeowner's responsibility to ensure the beach policies are adhered to during their event. If recreational areas and facilities have been left in a clean condition with no property damage or policy violations, the homeowner will not incur any fines or notices of violation. In the event of extra cleaning costs or repairs needed because of damage incurred, the homeowner will be financially liable and their account may be charged after a notice of hearing. Please review and follow the closing procedures below.

Closing procedures:

- 1) Bag all trash and place in trash cans near the wall behind the storage shed at Larry's Beach, or in trash cans on North Star Beach
- 2) Close all umbrellas (umbrellas left open cause damage and can blow away)
- 3) Close the gate all the way as you leave

Reservations are limited to a maximum of 4 hours e.g. 10:00AM-2:00PM or 11:00AM-3:00PM. Please be mindful of other beach users as you factor in timing for setting up or cleaning up your party.

ADDITIONAL RESERVATION REQUIREMENTS:

Homeowners who apply for a beach reservation must review the Community Beach Policies and Rules & Regulations and submit an initialed copy of the document along with a Beach Reservation Application to the beach reservationist:

lparra@bhemanagement.com.

The homeowner must be responsible for all costs of the reserved event and personally pay the reservation fee, not a third party or third party entity. Group use of the recreational areas and facilities are not permitted for private or corporate events including fundraisers, or any for-profit activities. No vendors 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.

NO LIFEGUARDS ARE ON DUTY.

Homeowners making a reservation for a beach party, especially if the party involves children, are encouraged to hire a company that provides adequate supervision services for such parties.

All events must end at dusk.

_____ initial read

Dover Shores Beach Reservation Application

PLEASE CIRCLE ONE

NORTH STAR BEACH

LARRY'S BEACH

PLEASE PRINT:

Homeowner's Name _____

Address _____

Phone _____ E-Mail _____

Date including start and ending time of function _____

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

Number of persons attending _____

RESERVATIONS: Reservations are always required for gatherings of over 20 people.

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

RESIDENTS ONLY: To make a reservation I understand that I must be a resident 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 2026 which are fully incorporated herein. I further certify the statements herein to be true and correct. I further agree defend, to indemnify and hold harmless the Dover Shores Community Association, its 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 use of the beach 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.
- An approved reservation grants the homeowner the right to host 20-50 guests, priority use of the BBQ island, and two tables closest to the BBQ at either Larry's or North Star Beach.
- 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 email or deliver this completed reservation application to the beach reservationist at:

BHE Management Corporation

P.O. Box 7736

Laguna Niguel, CA 92607

Email: lparra@bhemanagement.com