

2025 NORTH SHORES COMMUNITY REGULATIONS

Dogs - Prohibited from the beach, 10 am. to 6 p.m., from the Saturday before Memorial Day through Labor Day. At other times, **on the beach**, dogs must always be accompanied and kept under control. We request that you clean up after your pets. At all times, **within the community**, dogs must be secured by means of a leash that is capable of physically restraining the movement of the dog. No dog shall be permitted to run at large outside at any time. This is State Law.

Campfires - No campfire, bonfire or any open fire is permitted on the beach or in other common areas.

Vehicles - No vehicles are permitted on beach without written advance permission of the board.

Personal Umbrellas - All personal umbrellas must remain behind the blue line of community umbrellas or in the personal umbrella areas as established by the beach staff each morning. Personal umbrellas in the designated areas should be placed parallel to or behind the blue line. Personal umbrellas and other equipment are the responsibility of individual owners and are not permitted within or forward of the community line.

Umbrellas, Tents and Canopies - Tents, tarps, cabanas, pavilions, canopies, sportsbrellas, shibumi and similar items are not permitted on the North Shores Beach, except that baby tents up to 36” high x 36” wide x 36” deep, used to shade infants and small children, are permitted. Umbrellas with a circular shade no greater than 8’ diameter and a central pole no longer than 7’-6” in height are permitted. Umbrellas and baby tents must be anchored to prevent uncontrolled movement.

Surfing and watercraft - Between the hours of 10:00 AM and 5:00 PM from the Saturday before Memorial Day through Labor Day - Surfing, kayaking and other watercraft activities on the North Shores Beach are only permitted in designated safe areas under the limitations and guidance of the lifeguards. Surfers are only permitted to use soft top surfboards during this time period. The use of hard fiberglass wrapped surfboards is prohibited on North Shores Beach between the hours of 10:00 AM and 5:00 PM daily, subject to the discretion of the lifeguards to grant exceptions. The primary launch area for watercraft activities is located at the South end of the North Shores beach near the Cedar crossover. Secondary launch areas (subject to lifeguard discretion) are located midway between the Farview/Holly and Rodney/Cedar crossovers.

Smoking - Although North Shores rules do not prohibit smoking, the board notes from prior resident surveys that many residents find the presence of cigar and cigarette smoke unpleasant, and potentially unhealthy. Accordingly, the board encourages smokers to be especially conscious of their surroundings and the preferences of nearby residents and guests when deciding whether to smoke on the beach or in other common areas.

Parking - Parking along the streets is limited to owners, guests and tenants who must display an owner’s permit on the rearview mirror. Decals and parking permits are to be used twelve (12) months of the year. Motor homes, campers, trailers (except for construction) and large trucks are prohibited.

Golf carts, etc. - Golf carts and other motorized vehicles must be operated by a licensed driver in accordance with state law, including licensing of operators and insurance.

Group rentals - Absolutely prohibited by the North Shores Board of Governors and the restrictions in your various deeds and leases. A group is any number of occupants which exceeds three (3) unrelated persons.

Construction hours - No construction or landscaping work by contractors is permitted between the hours of 5:00 p.m. prevailing time, and 8 am., of the following morning or Saturday, Sunday - or the following holidays: New Year’s day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas except work shall be permitted on Saturdays between September 15th and May 15th (except where a Saturday falls on one of the above holidays), between the hours of 9 am. and 5 p.m. in addition, pile driving will not be permitted on the Friday before Memorial Day through Labor Day. Advance notification of pile driving is required.

Trash, Garbage, Littering, and Landscaping Debris Removal - Trash is not to be left on the curb. It must be kept in secure lidded trashcans adjacent to the house and out of sight. Garbage should not be left in plastic trash bags. The streets are not to be littered in any way and no house trash or garbage is to be deposited in the trash cans placed around the

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE BOARD & COUNSEL REVIEW

Sec. i (p. 1): Covenant prohibits the display of the United States/Delaware/Armed Forces flag or political signs in violation of 25 Del. C. § 81-320 and 25 Del. C. § 316.

Statutory / Legal Reference: 25 Del. C. § 81-320 & 25 Del. C. § 316
Statutory Comparison: Under 25 Del. C. § 316 and 25 Del. C. § 81-320, any covenant, restriction, or rule that prohibits the outdoor display of the flag of the United States, the State of Delaware, the U.S. Armed Forces, or POW/MIA flag, or prohibits political/candidate signs on a unit or limited common element, is unenforceable.

CURRENT WORDING IN DOCUMENT:
n your various deeds and leases. A group is any number of occupants which exceeds three (3) unrelated persons. Construction hours - No construction or landscaping work by contractors is permitted between the hours of 5:00 p.m. prevailing time, and 8 am., of the following morning or Saturday, Sunday - or the following holidays: New Year’s day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas except work shall be permitted on Saturdays between September 15th and May 15th (except where a Saturday falls on one of the

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Pursuant to 25 Del. C. §§ 316 and 81-320, nothing in the Governing Documents shall prohibit a Unit Owner from displaying the flag of the United States, the State of Delaware, the U.S. Armed Forces, or the POW/MIA flag, or from displaying political signs on the Owner's Unit or Limited Common Element subject to reasonable statutory time, place, and size rules.

ISSUE #1