

# 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

development and common areas. Homeowners are responsible for removal of landscaping debris and shall not place it on common property.

**Events on Common Property** - All requests to use the beach or other common property for weddings or events must be submitted to the Board at least three weeks in advance. NSBG may require a refundable security deposit and may require that a member of our staff be present to monitor the affair and access to the common elements. In order to protect the dunes, all access to the beach for delivery and collection of equipment must be made at the main beach entrance (next to 22 Ocean Drive), in the presence of and coordinated with a member of the NSBG staff.

**Signs** - All sale, rent and other advertising signs are prohibited.

**Plan Approval** - Our restrictive covenants state that no building, wall, or other structure shall be placed upon any lot unless the plans, specifications and plot plan are first approved in writing by the Board of Governors. NSBG construction approvals are valid for one year, and will renew automatically for one additional year unless, during the first year of validity, there is a change of ownership of a contiguous property or a change in the NSBG building restrictive covenants. After expiration, if construction has not begun, a request for construction permission must be resubmitted to the Board. Construction must begin during the validity of NSBG approval, and must be completed in a timely period, and as specified in the covenants, without delay. The Board considers a maximum of 1 year from start to finish of construction to be a "timely" period.

**Driveways** - Because of ongoing drainage problems, all new or resurfaced driveways must be of a porous nature and will require prior plan approval. Only one (1) entrance is preferred per property. However, where drainage permits, and with a pre-approved drainage plan and culvert design, two entrances may be approved.

**Business Use of Property** - In keeping with the requirements of our covenants that North Shores properties be used exclusively for residential purposes, the properties may not be used as an event venue operated by a wedding or event planning business.

**Protests** - The common areas of North Shores are not intended for use in connection with political protests or demonstrations or other expressive activity. Therefore, such activity is prohibited on common areas within the community, regardless of the message. This prohibition includes carried signs, which also are prohibited on common areas, regardless of the message.

**Carried Firearms** - (1) (a) Except as provided in (b) of this rule, it is prohibited for any person knowingly to possess or carry a firearm, whether openly or concealed, while on the common property (including the private roadways) of North Shores. (b) Duly authorized federal, state, and local law enforcement officers and personnel, including members of the United States Secret Service, are exempt from the provisions of section (1) (a) of this rule when carrying a firearm or other weapon in conformance with their employing agency's policy. Members of the armed forces of the United States or the state of Delaware are exempt from the provisions of section (1) (a) when carrying a firearm or other weapon in the discharge of official duty or traveling to or from official duty. (c) Notwithstanding section (1)(a) of this rule, a registered owner of property within North Shores may carry a firearm: (i) within the owner's home or unit in North Shores; (ii) while it is being transported for a lawful purpose as expressly authorized by Delaware or federal statute and in accordance with the requirements of any applicable statute.

**Security** - North Shores is under the jurisdiction of the state police system and not the city of Rehoboth Beach. In the case of a police emergency, you should call "911." in addition, North Shores has a private security arrangement with Henlopen Acres security telephone: 302-542-3323.

**BY ORDER OF: THE NORTH SHORES BOARD OF GOVERNORS, revised November 13, 2023**

**This is a summary and not a complete representation of all regulations.**