

Coronado Cays Homeowners Association
RULE CHANGE NOTIFICATION

The Board of Directors will vote to adopt Resolution 20-04 on February 27, 2020, at 2:00 p.m. in the Grand Caribe Room. If within thirty days of enacting a new operating rule the Board of Directors receives a petition, from members owning 5% or more of the separate interests, requesting a membership vote on the new rule, the Board of Directors shall either call a special meeting of the membership or distribute a written ballot for the purpose of voting on a new rule. The new rule shall be repealed if repeal is approved by a majority of the members voting, provided that at least a quorum of the members has cast a vote.

This is being published per Board direction at the January 23, 2020, meeting for 28-day member comment period prior to possible adoption at the first Open Board meeting following the 28-day member comment period.

Purpose and Intent: To amend the Member Handbook (Operating Rules) Section 3.13.2 Real Estate Signs.

Please direct any resident comments concerning this proposed Rule Change for Board consideration to:

Henry Angelino – General Manager – Email: manager@cchoa.org

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CORONADO CAYS HOMEOWNERS ASSOCIATION

PROPOSED RESOLUTION 20-04

Amendment to Member Handbook (Operating Rules) Section 3.13.2

WHEREAS, the Coronado Cays Homeowners Association wishes to amend the Governing Documents (Member Handbook – Rules) concerning

NOW, THEREFORE, BE IT RESOLVED that the following amendments are adopted on February 27, 2020, by the CCHOA Board of Directors, and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the following rules amendments (specifications) are effective 15 days following adoption by the Board of Directors in Open session on February 27, 2020, and notification to members.

APPROVED AMENDMENTS WILL BE ADDED TO:
Coronado Cays Member Handbook (2020 Version)

STAFF RECOMMENDATION

Deletions shown with ~~bold strikethrough~~.

Changes shown in **bold**.

Current rule shown in plain text.

3.13.2 Real Estate Signs – Each homeowner is required to assure that signs related to the escrow, sale, lease, rental or exchange of their property conforms to the regulations in this section.

3.13.2.1 Limitations - Real estate signs may only advertise the following:

- The property is for sale, lease, rent or exchange by the owner or his or her agent, including sale pending or in escrow.
- ~~Directions to the property.~~
- The owner's or agent's name **and California Real Estate Number**.
- The owner's or agent's address and telephone number.

3.13.2.2 Attachments – Attachments such as flags, banners, attached riders, balloons, or promotional paraphernalia are not permitted on real estate signs. **However, one (1) 15”X24” flag is permitted on Open House sign in front of a home.** One professionally and neatly maintained brochure or information box may be attached to a real estate sign. The box ~~may~~ shall be **approximately 12”X12”X2”**.

3.13.2.3 Number of Signs – Only one real estate for sale, rental, or lease sign is allowed for each home or unit in the Coronado Cays. **Such signs must be removed within seven (7) calendar days after close of escrow, or the signing of a rental or lease agreement.**

Rental and lease signs shall not be installed continuously as a method of general advertising.

(1) For Directional Signs, see Para. 3.13.2.6

(2) No other real estate signs are allowed.

3.13.2.4 Appearance – All real estate signs used in the Coronado Cays must be constructed and installed with an attractive, harmonious and finished appearance. Sloppy hand lettering, irregularly shaped signs of poor-quality posts are not allowed.

3.13.2.5 Size – The size of the one real estate sign allowed for each residence shall not exceed an area of six square feet.

3.13.2.6 Open House, Entry Kiosk, and Directional Signs

A. Open House signs are allowed to be attached to approved real estate signs or installed within 10 feet of an approved real estate sign. Open house signs may be no larger than 24”X24” and must display a professional finished appearance.

B. Entry Kiosk Sign

1. One (1) removable Open House “Information Here” sign, stored inside the entry kiosk, will be allowed to be placed by the entry kiosk with an Open House Map box attached to it. This sign will invite individuals to stop at the entrance kiosk to pick up an Open House Map that will show the locations of open houses throughout the Association. Nothing can be attached to this map.

2. **This removable sign will be allowed for display only on Wednesdays from 11:00 AM to 1:00 PM for Realtor “Caravans” and on Saturdays and Sundays between 1:00 PM and 4:00 PM.**
3. **The Open House map will be printed and furnished by a realtor-designated title company. The kiosk safety officer will be responsible for posting, removing and storing the sign and flyer box according to Open House hours.**

C. Directional Signs

1. **One (1) Open House directional sign will be allowed for placement at each intersection on CCHOA Common Area property leading up to and at the entrance of each village.**
2. **One (1) Open House directional sign will also be allowed at each relevant intersection within each village. Signs may be placed on personal property only with owner’s consent.**
3. **When there is more than one open house on a street, another directional sign may be placed directing visitors toward the other open house.**
4. **Directional signs may be placed at any time that an Open House is being held.**
5. **Directional signs must be the standard SDAR Open House red sign of approximately 18” X 24” in the shape of a house. These signs can be purchased from the SDAR Coronado office.**
6. **Directional signs must be furnished and posted by Realtors and must be collected immediately after open house showings. To identify ownership, agents may place their names on the white border below the arrow at the sign bottom. No other writing is allowed on the sign.**
7. **No directional signs are allowed on public sidewalks, streets, or on other City of Coronado public property.**

3.13.2.7 Location – Real estate signs regarding houses or lots in the Coronado Cays may be installed only in the landscaped area on the front side of the property. Real estate signs may not be attached to the house, condo, window, fence, tree, vehicle, signpost, trellis or any other structure. Real estate signs for units in condominium villages may be installed in the common area on the front side of the unit in the landscaped area. Each village may establish guidelines for the use of the landscaped areas for real estate signs.

Be it further resolved that notice of the above rule change shall be given pursuant to Civil Code section 4360, subsection c; and

Be it further resolved that the above rule shall be included in the next publication of the Member Handbook and numbered as shown above therein.

I hereby certify that I am the duly elected Secretary of the Coronado Cays Homeowners Association and that the foregoing Resolution was approved for distribution to the membership at a meeting of the Board of Directors of the Association held on January 23, 2020.

Karen Farmer, Secretary Date