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Homeowners Association

RESOLUTION 20-01
Regarding Village Residential Zone

Amendment to Member Handbook (Operating Rules) Section 9.9

WHEREAS, the Coronado Cays Homeowners Association wishes to amend the Governing Documents (Member Handbook – Rules) to permit first and second story modifications and additions to residences within the Village Residence Zone of the Coronado Cay Specific Plan, subject to Architectural and Environmental Control Committee review and the prior written approval of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED that the following amendments are adopted on March 10, 2020, by the Coronado Cays Homeowners Association Board of Directors; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the following rule amendments are effective 15 days following adoption by the Board of Directors in Open session on March 10, 2020, and notification to members:

9.9.10 First and Second-Story Modifications and Additions in the Village Residence Zone

Notwithstanding any other provision of this Member Handbook:

- A. Houses in the Village Residence Zone of the Coronado Cays Specific Plan, Coronado Municipal Code Chapter 90.10, include detached single-family dwellings, but not townhouses, in Jamaica, Bahama, Trinidad, and Port Royale Villages. The Village Residence Zone is depicted on the Coronado Cays Specific Plan Map on file at the City of Coronado, as amended from time to time.
- B. Houses in the Village Residence Zone may be expanded on the ground floor but only within a rectangular area formed by a projection of the outermost exterior walls of the house, excluding the garage, as constructed by the original developer, and must comply with all applicable setbacks.
- C. One and two-story houses within the Village Residence Zone may be modified, expanded, reconstructed, or replaced with the expansion or addition of a second story within a rectangular area formed by a projection of the outermost exterior walls of the ground floor, excluding the garage, as constructed by the original developer.

Additionally, expansions or additions over the garage are permitted. However, the expansion or addition of a second story over the house or the garage must utilize a five-foot setback from the zero-setback property line, if one exists, and comply with all other applicable setbacks.

- D. The application of the provisions of this section is contingent upon the Coronado Cays Specific Plan having been amended by the City of Coronado or an Administrative Policy having been issued by the City of Coronado to provide for such modifications, expansions and/or additions as set forth herein. Approval by the Association of any application for such modifications, expansions and/or additions is entirely discretionary and is dependent upon the application complying with the Member Handbook (as amended from time to time); architectural guidelines, if any; AECC review and action; and the prior written approval of the Board of Directors.

NOW, THEREFORE, BE IT FURTHER RESOLVED that notice of the above rule change shall be given pursuant to Civil Code section 4360, subsection c; and

NOW, THEREFORE, 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 membership at a meeting of the Board of Directors of the Association held on March 10, 2020.

Karen Farmer, Secretary Date