

Coronado Cays Homeowners Association
RULE ADDITION -ANTIGUA VILLAGE

The Board of Directors will vote at the Open Board Meeting to adopt Resolution 20-10 on December 17, 2020 at 2:00 p.m. in the Grand Caribe Room or via Zoom video teleconference. If within 30 days of enacting this rule the Board of Directors receives a petition, from members owning 5% or more of the separate interests, requesting a membership vote to repeal the rule, the Board of Directors shall either call a Special Meeting of the membership to vote on repealing the rule or distribute a written ballot for the purpose of voting to repeal the rule. The new rule shall be repealed if a quorum of members is established and a majority of the members voting are in favor of repealing the rule.

This Rule Change Notification is being published per the Board’s direction at the November 19, 2020 meeting for 28-day member comment period and prior to possible adoption at the first Open Board meeting following the 28-day member comment period.

Purpose and Intent: To add to the Member Handbook Section 9.27 covering Antigua fences, trees and hedges in an effort to preserve the bay and marine aesthetics throughout the Village.

Please direct any owner comments concerning this proposed Rule addition for Board consideration to:

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

CORONADO CAYS HOMEOWNERS ASSOCIATION

PROPOSED RESOLUTION 20-10

Addition to Member Handbook (Operating Rules) Adding Section 9.27

WHEREAS, the Coronado Cays Homeowners Association wishes to add a new section to 9.0 concerning Antigua fences, trees and hedges to the Member Handbook.

NOW, THEREFORE, BE IT RESOLVE, that the following amendments are adopted on December 17, 2020 by the Board of Directors; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the following rules (specifications) are effective upon adoption by the Board of Directors at its Open Board Meeting on December 17, 2020.

9.27 ANTIGUA VILLAGE – FENCE, TREE AND HEDGE HEIGHTS

9.27.1 Commencing December 17, 2020, all AECC applications for rear patio fences separating units or separating units from common area (end units) shall be limited to the heights as described below when within ten (10) feet of the exterior surface of the bulkhead. The height shall be measured from the lowest adjoining side.

(a) Solid Fence Construction (no visible separation in fencing material or the material used does not allow visibility through the fence), forty (48) inches maximum; and

(b) Lattice or Clear Glass Construction, sixty-six (66) inches maximum.

All rear patio fences described above that have been previously approved by the Association pursuant to 9.27.1 (a) or 9.27.1 (b) prior to December 17, 2020 shall remain as constructed but, any replacement or significant restoration of said existing rear patio fences described above must comply with Rule 9.27.

9.27.2 Commencing February 1, 2021, trees and hedges in the rear patio area and trees and hedges in the planters located in breezeways within ten (10) feet of the exterior surface of the bulkhead shall not exceed sixty-six (66) inches in height. The maximum height for trees and hedges in the front and rear patio areas shall not exceed eight (8) feet. This provision does not grandfather any existing tree and hedge heights.

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 November 19, 2020.