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Homeowners Association

## **RESOLUTION 20-11**

### **Amendment to Member Handbook (Operating Rules) Sections 2.0, 6.0, 9.0 and 10.0**

**WHEREAS**, the Coronado Cays Homeowners Association wishes to amend the Governing Documents (Member Handbook – Rules) concerning Streets, Vehicles and Parking, Architectural and Environmental Control Committee and Rental Rules to comply with California Civil Code Section 4741 as amended by Assembly Bill 3182 and California Civil Code Section 4751.

**NOW, THEREFORE, BE IT RESOLVED** that the following amendments are adopted on February 25, 2021 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 25, 2021 and notification to members.

#### 2.0 USE OF FACILITIES

##### 2.1 Member Standing

Only members and residents in good standing, but not both, may use the Association clubhouses or other common area facilities or amenities. Members transfer their right to use village and common area facilities and amenities to their renters for the duration of their agreement. The Board of Directors may suspend a member's good standing status for violation of any of the following: 1) the Association's Covenants, Conditions and Restrictions, 2) By-Laws, 3) Member's Handbook or 4) for failure to remain current in the payment of assessments or fines. Notwithstanding the above, if a member resides on a portion of a lot that contains an ADU or JADU permitted by the City of Coronado and approved in writing by the Association that member will retain their right to use village and common area facilities and amenities along with transferring any right to use village and common area facilities and amenities to their renters for the duration of the lease agreement.

## 6.0 STREETS, VEHICLES AND PARKING

### 6.2 GARAGE REQUIREMENTS

The Coronado Cays Specific Plan requires that each dwelling be provided with a minimum of two (2) conveniently accessible, continuously usable and fully enclosed off-street parking spaces of dimensions per the Specific Plan. If a garage is converted to an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) it must be permitted by the City of Coronado and receive prior written approval by the Association. ADUs/JADUs and garage conversions are prohibited in all condominium villages.

ADUs and JADUs must comply with City of Coronado Ordinance 86.56.105(B)(12), or as otherwise approved in writing by the Association. City of Coronado Ordinance 86.56.105(B)(12) states:

- a. A maximum of one parking space shall be required for each ADU.
- b. No additional parking is required for a JADU.
- c. When additional parking is required for an ADU, the parking may be provided as tandem parking, may be covered or uncovered, and may be located within side and rear yard setback areas. ADU parking within the front yard setback area is limited to within an existing driveway.
- d. If an ADU or JADU replaces an existing garage or other required parking, replacement spaces shall be provided. When required parking is removed in conjunction with the establishment of an ADU, required replacement spaces may be covered or uncovered and may be located within side and rear yard setback areas. Parking within the front yard setback area is limited to within an existing driveway.

## 9.0 ARCHITECTURAL AND ENVIRONMENTAL CONTROL COMMITTEE

### 9.19 Bahama Village Architectural Guidelines

9.19.3 Garages – Garages may not be modified to reduce the parking capacity, or used as a bedroom or for other residential use with the exception of an ADU or JADU permitted by the City of Coronado and approved in writing by the Association. ADUs/JADUs and garage conversions are prohibited in all condominium villages. The net dimensions of each garage shall be a minimum of 9 feet by 20 feet. Each dwelling shall be provided with a minimum of two off-street parking spaces as stated in the Specific Plan. Parking requirements for ADUs and JADUs must comply with City of Coronado Ordinance 86.56.105(B)(12) or as otherwise approved by the Association. City of Coronado Ordinance 86.56.105(B)(12) states:

- a. A maximum of one parking space shall be required for each accessory dwelling unit.
- b. No additional parking is required for a junior accessory dwelling unit.
- c. When additional parking is required for an ADU, the parking may be provided as tandem parking, may be covered or uncovered, and may be located within side and rear yard setback areas. ADU parking within the front yard setback area is limited to within an existing driveway.
- d. If an ADU or JADU replaces an existing garage or other required parking, replacement spaces shall be provided. When required parking is removed in conjunction with the establishment of an ADU, required replacement spaces may be covered or uncovered and may be located within side and rear yard setback areas. Parking within the front yard setback area is limited to within an existing driveway.

## 10.0 RENTAL RULES

10(b) Rental of the Entire Residence: All leases and rental agreements must be for the entire residence, including any garage and/or dock/boat slip appurtenant to the residence, and not merely parts thereof. Rental, leasing, letting or subletting any portion or portions of a Residence (i.e., less than the entire Residence) is prohibited. However, nothing in this section will prohibit an Owner from leasing or renting an entire ADU or JADU permitted by the City of Coronado and approved in writing by the Association. ADUs/JADUs and garage conversions are prohibited in all condominium villages.

**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 28, 2021.