

C.C.H.O.A.  
505 Grand Caribe Cswy.  
Coronado, CA 92118



Office 619.423.4353  
Fax 619.424.3923  
www.cchoa.org

HOMEOWNERS ASSOCIATION

## RESOLUTION 22-02

### MAINTENANCE RESPONSIBILITIES

#### Amendment to Member Handbook (Operating Rules) Section 12

**WHEREAS**, the Coronado Cays Homeowners Association wishes to amend the Governing Documents (Member Handbook – Rules) concerning Condominium Villages – Interior Inspection Obligations of Owners.

**NOW, THEREFORE, BE IT RESOLVED** that the following amendments are adopted on April 28, 2022 by the CCHOA Board of Directors, and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the following rules amendments (specifications) are effective following adoption by the Board of Directors in Open session on April 28, 2022 and notification to members.

- 12.3.9 Interior Inspection Obligations of Owners – The owners of condominiums shall regularly inspect their condominiums for signs of water intrusion and mold, possibly resulting from plumbing failures, roof leaks, window and door leaks and other damage owners contend could be the CCHOA’s obligation to maintain and repair. CCHOA recommends weekly inspections and daily inspections during any rain events. Owners or their tenants who leave their condominium for extended periods of time shall have the interior of the condominium regularly monitored, in their absence, for signs of water intrusion and mold and other damage. Failure to conduct routine inspections may result in the owner being responsible for damage exacerbated by the owner’s failure to timely inspect the condominium and report any suspected damage to CCHOA’s management. For a tenant occupied condominium, the Owners are primarily responsible to CCHOA for damages caused by the failure to inspect. If you are unsure about the source of any damage observed, don’t ignore it, rather contact the CCHOA management office immediately. This Rule is not intended to amend or alter the existing maintenance and repair obligations of CCHOA or the Owners.

Subsections 12.3.9 and 12.3.10 become 12.3.10 and 12.3.11 respectively

**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 March 24,2022.