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HOMEOWNERS ASSOCIATION

PROPOSED RESOLUTION 22-05

Amendment to Member Handbook (Operating Rules) Section 12.3

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

NOW, THEREFORE, BE IT RESOLVED that the following amendments are to be adopted on June 23, 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 June 23, 2022 and notification to members.

- 12.3.8 Damage to Units - If a unit or the limited-use common area appurtenant to a unit is damaged by the Association's action or by **an Association-maintained component**, then the Association is responsible to repair the damage to the **common area only, including the unit's structure. The Association shall not be liable to any Owner or his or her tenants, guests or others for the cost of repair or replacement of any damage to the Owner's separate interest, as defined on the condominium plan of such Village, floor coverings, fixtures, cabinets, and personal property unless such damage is caused by the gross negligence of the Association, its Board, officers, agents or employees.**

Approved by the Board of Directors this 23rd day of June 2022.


Becki Lock, Secretary