

CORONADO CAYS HOMEOWNERS ASSOCIATION
RULE CHANGE NOTIFICATION

This is being published per Board direction at the July 27, 2023 meeting for 28-day member comment period prior to possible adoption at the first Open Board meeting following the 28-day member comment period.

The Board of Directors will vote to adopt Resolution 23-01 on September 28, 2023 at 2:00 p.m. in the Grand Caribe Room. If within 30 days of enacting a new operating rule the Board of Directors receives a petition, from members owning 5% or more of the separate interests, requesting a membership vote on the new rule, the Board of Directors shall either call a special meeting of the membership or distribute a written ballot for the purpose of voting on a new rule. The new rule shall be repealed if repeal is approved by a majority of the members voting, provided that at least a quorum of the members has cast a vote.

Purpose and Intent: To amend the Member Handbook (Operating Rules) Section 9.0 Architectural Environmental Control Committee.

Please direct any resident comments concerning this proposed Rule Change for Board consideration to: Henry Angelino – General Manager - Email: manager@cchoa.org

CORONADO CAYS HOMEOWNERS ASSOCIATION

PROPOSED RESOLUTION 23-01

Amendment to Member Handbook (Operating Rules) Section 9.0

WHEREAS, the Coronado Cays Homeowners Association wishes to amend the Governing Documents (Member Handbook – Rules) concerning Architectural Environmental Control Committee.

NOW, THEREFORE, BE IT RESOLVED that the following amendments are to be adopted on September 28, 2023 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 September 28, 2023 and notification to members.

APPROVED AMENDMENTS WILL BE ADDED TO:
Coronado Cays Member Handbook

Additions are shown in bold underline

~~**Deletions shown with bold strikethrough**~~

Current rule shown in plain text.

Add the following items to the Administrative Approval list:

9.3.1 (Add the following statement to the beginning of the first paragraph of Section 9.3.1. after the title.)

Procedures – A member must be in good standing and have met their monetary obligations to the Association to have an application reviewed and approved by the Board of Directors.

9.5 **Approvals/Denials** (Add the following statement to the beginning of the first paragraph of Section 9.5.)

A member must be in good standing and have met their monetary obligations to the Association to have an application reviewed and approved by the Board of Directors.

9.14 Improvements Eligible for Administrative Approval

- **Chair Lifts – Condominium Stairways** (*, **)
- **Fences/Walls – Like for Like** (*, **, ***)
- **Gutters/Downspouts** (*)
- Satellite Dish Installations (*, ****)
- **Security Light Installations** (*, ****)
- Solar Panels (excludes Condo Villages, AECC ~~approval~~ **application** required for Condos, **other than Mardi Gras**)
- **Items deemed inconsequential by the Village Director, General Manager, and Chair of the AECC (In Writing)**

9.14.4 **Satellite Dishes** – Administrative approval is required for satellite dishes. Satellite dishes up to 36” are allowed under California law. Members shall take into consideration a location on or around their residence that minimizes the visual impact of the dish from ground level.

Certain materials and specifications may apply. **Satellite dish installations in condominium villages will be on the roof directly above the unit with applicable base and pad installed and wiring contained in a village-provided or approved chaseway.**

Move 9.17.5 Awnings, Sunscreens, & Umbrellas within Village Residence Zone to 9.14.5 and modify to read:

9.14.5 Awnings, Sunscreens, & Umbrellas

9.14.5.1 These guidelines primarily affect locations that are visible from the street or the waterfront including backyards, decks, and patios. Backyards of off-water homes, **not bordering a street**, are excluded from this guideline. **Backyards or rear patios of all condominium units are not excluded. Examples of locations that come under this guideline are decks and patios (at ground level as well as on upper stories) that are visible from the street or the waterfront.** Where “umbrella” is written, the guideline applies equally to awnings, sunscreens, pergolas, gazebos, trellises, etc. In cases where approval is required, it should be requested before purchasing the umbrella. Where “approval” is mentioned, the General Manager may determine whether approval is administrative or requires AECC review and Board approval.

9.14.5.2 Location – Umbrellas should be placed in a location that is least visible from the street or waterfront. **Umbrellas should be placed in a location that does not interfere with the maintenance of the subject home or the maintenance of adjacent homes or condominiums. Any umbrella installed within 24 inches of an adjacent home requires approval before installation. Any additional expense to conduct required maintenance, as deemed necessary by the General Manager, will be the responsibility of the umbrella owner.**

9.14.5.3 Size – Any support for umbrellas, awnings or sunscreens higher than eight feet requires approval before installation. Large awnings, sunscreens or umbrellas are not allowed that resemble an extension of the building as a fixed structure. If there is any doubt, AECC review and Board approval is required.

9.14.5.4 Security and Maintenance – Security in case of high winds shall be considered. Umbrellas, awnings or sunscreens must be maintained **and are the responsibility of the owner.**

9.16 Waterfront Villa and Condominium Zone Guidelines

9.16.1.1 Specification Requirements

1. Roof Installation – For UPPER & LOWER Units **in Kingston Village and only Upper Units in Antigua and Montego Villages on the roof directly above the**

unit when in compliance with **paragraph 4 requirements of 9.16.1.2 through 9.16.1.7.**

3. Street-Side Stand-Alone Balconies -Kingston Village only

- a) Applies to Units 8, 12, 22, 26, 30, 40, 44, 54, 58, 70, 74, 82, and 96.**
- b) 3-Ton Duct Free Mini Split System employing variable speed inverter technology (also branded as Mini-Split Systems, Ductless Heat Pump Systems, Inverter Heat Pump Duct Free Systems)**
 - i. Cool/Heating Capacity not to exceed 3-ton**
 - ii. Dimensions 33” high x 38” wide x 16” deep or equivalent**
 - iii. Rated at 58 Decibels or less**

9.16.1.2 Installation Requirements

2. Ground Installation

- a) For **Kingston Village** Quads – Compressor placement shall be on the owner’s side of his main entrance, forward of the garage wall, or inside the wall for walled-in front entrances.
- b) For **Kingston Village** end units with private entrances - Compressor placement shall be within the front walled-in area.
- c) For Antigua Village – Mini-Split location will be within the unit’s fenced-in exclusive use common areas or on the waterside patios. Mini-Split installation in the common trash enclosures will not be permitted.**
- d) For Montego Village – Compressor location will be within the unit’s fenced-in or walled-in exclusive use common areas. Compressor installation on waterside patios will not be permitted.**
- e) Compressor/**Mini-Split** to be installed on a concrete pad on the ground **with a minimum of 18” clearance around unit to allow for maintenance.**
- f) The Village Director and General Manager must approve the exact compressor location.

3. Streetside Stand-Alone Balconies (Kingston Village Only)

- a) Minimum of 18” clearance around unit to allow for maintenance.**
- b) Compressor to be installed on 3” thick isolation pad.**
- c) The Village Director and General Manager must approve the exact compressor location.**

Approved by the Board of Directors this 28th day of September 2023.

Becki Lock, Secretary