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HOMEOWNERS ASSOCIATION

RESOLUTION 24-02

Amendment to Member Handbook (Operating Rules) Section 9.14 and 9.16.9

WHEREAS, the Coronado Cays Homeowners Association wishes to amend the Governing Documents (Member Handbook – Rules) regarding the installation of custom finishes and coverings, including tile, on condominium balconies and landings.

NOW, THEREFORE, BE IT RESOLVED that the following amendments are to be adopted on May 30, 2024 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 May 30, 2024 and notification to members.

Amend Section 9.14 Improvements Eligible for Administrative Approval by removing:

Tile Addition to Patio Decks or Entry Landings (Upper Condos Only)

Custom Waterproofing Finishes and Tile (Upper Condos Only)

9.16.9 Custom Finishes and Tile on Balconies and Landings

These guidelines apply to the second and third floor balconies and landings in Montego Village and the second-floor balconies and landings in Antigua, Kingston, and Mardi Gras Villages.

9.16.9.1 Custom waterproofing finishes are allowed to be installed by the owner on second and third floor balconies and landings but must be approved via an Administrative Approval Request prior to installation. They will be sealed by a CCHOA approved contractor as part of the normal maintenance schedule and any additional cost to maintain the custom finish will be at the owner's expense.

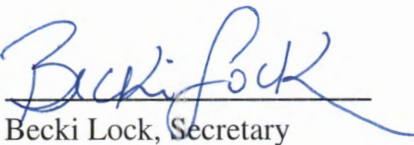
9.16.9.2 Tile is prohibited from being installed on second and third floor balconies and landings in order to protect the building structure, minimize the risk of injury to residents due to collapse, and minimize the risk of leaks into units or onto first floor patios. Any replacement of tile that currently exists is prohibited.

9.16.9.3 Second and third floor balconies and landings with already installed must be reviewed and approved, if not already approved, by the CCHOA. For the tile to remain, the owner must execute an Indemnity Agreement, pay the recording fee, and have the agreement recorded with the County of San Diego. Owners with installed tile coverings are responsible for the proper maintenance of the tile covering and are personally liable for any damage resulting from the alteration. Unapproved tile coverings

may be removed at the sole discretion of the Board of Directors and at the owner's sole expense. If tile is removed, an approved waterproofing system will be installed by a CCHOA-hired contractor. The installation of a stainless-steel pan beneath existing doors leading to the balcony will be included in the conversion as well as deck to wall flashing. Once the new waterproofing system is installed, the CCHOA will assume maintenance responsibility for the balcony or landing.

- 9.16.9.4 Owners of approved and indemnified coverings including tile will provide evidence of an inspection and proper maintenance within the last four years to the CCHOA. Every four years thereafter, evidence of ongoing inspections and maintenance will be submitted to the CCHOA. If evidence of the required inspection and maintenance is not provided, the Board of Directors may order the removal of the tile covering and the waterproofing of the balcony or landing at the owner's sole expense. Compliance with this administrative requirement does not in any way affect the owner's responsibility for subsequent damages.
- 9.16.9.5 The installation of a stainless-steel pan tied into the existing waterproofing system will be mandatory for all sliding glass and French door replacements on second and third floor balconies. Owners are responsible for ensuring a stainless-steel pan is properly installed and undamaged at the time of door replacement. The cost of inspecting and installing a stainless-steel pan will be the responsibility of the owner. The installation of the stainless-steel pan will be included in the Administrative Approval Request application.
- 9.16.9.6 The CCHOA reserves the right to inspect all second and third floor balconies and landings for the purpose of maintaining the building structure and investigating leaks. Owners who do not immediately correct failed tile coverings and repair any resulting damage, subsequent to the assignment of liability, will be subject to CCHOA intervention to perform the required repairs and protect the building structure. All costs incurred by the Association will be assessed against the Lot and the owner.

Approved by the Board of Directors this 30th day of May 2024.


Becki Lock, Secretary