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Homeowners Association

Condominium Owner
Antigua Village, Kingston Village, Montego Village, Mardi Gras Village

October 5, 2017

Subject: License and Indemnity Agreement required for any existing or requested owner additions or modifications to Limited Use / Special Use / Exclusive Use Common Areas (EUCA)

Dear Condominium Homeowner,

The CCHOA Member Handbook page 54, Section 12.3.9 and Article VII, Section 7, and the CC&Rs provide that ...*“the individual owner is responsible for the maintenance and repair of any modification to his / her unit or the exclusive-use area appurtenant to his unit. All modifications must be reviewed by the Architectural and Environmental Control Committee and approved by the Board of Directors, and the owner must sign a maintenance and indemnity agreement to ensure his / her obligation to maintain the modification”.*

All homeowners with existing additions or modifications and any future requests for additions or modifications to the exterior of your condominium unit must complete a **“LICENSE, MAINTENANCE AND INDEMNITY AGREEMENT REGARDING IMPROVEMENTS PLACED IN ASSOCIATION COMMON AREA”** and the agreement signed by the owner of record, notarized and recorded with the San Diego County Recorder’s Office BEFORE any AECC application and / or “Request for Administrative Architectural Approval” will be finalized.

Work may not commence and it is recommended that any required building permits not be applied for, until this agreement is recorded and the associated costs to the Association to process and administer the agreement are paid. The following items are only a partial list of those improvements requiring the Indemnity Agreement and assumption of risk and maintenance by the owner and their successors, assigns or future owners:

- Deck surface changes, carpet or tile on decks, excessive plants / large potted plants / BBQ’s on decks (where allowed)
- Balconies, wind screens and changes to entry landings or stairways
- Natural gas lines
- Owner installed drip or other irrigation systems
- Satellite dish installations, Cable / Internet cable penetrations of walls, sidings or roofing / Solar Installations
- Shade structures / Awning installations

The agreement process requires owner payment of fees totaling \$300.00 for document creation, notary, administrative expenses and legal expenses to record the documents with the San Diego County Recorder’s Office).

Please contact the CCHOA for the forms and for assistance in this process. Your attention to this matter will be greatly appreciated.

Thank you,

Michael Bennett
General Manager