

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

FOR YOUR INFORMATION

The Coronado Cays is a planned development consisting of 1198 lots, which the developer turned over to CCHOA in August 1972.

The Association governs ten unique villages. The village names, number of lots and type of home with the year construction started, are as follows:

<u>VILLAGE</u>	<u># OF LOTS</u>	<u>TYPE</u>	<u>STARTED</u>
Jamaica	99	Single Family	1969
Green Turtle	204	Custom Homes	1969
Antigua	108	Condo	1971
Bahama	111	Single Family	1973
Trinidad	106	Single Family	1975
Kingston	84	Condo	1977
Montego	72	Condo	1981
Blue Anchor	145	Custom Homes	1976
Port Royale	149	Single Family	1988
Mardi Gras	120	Condo	1988

The villages below have amenities as shown:

Antigua/Bahama	(shared) pool, clubhouse
Jamaica	pool, clubhouse, beach
Montego	pool, clubhouse, tennis courts, spa & security gate
Port Royale/Mardi Gras	(shared) pool, clubhouse, tennis courts and spa
Trinidad/Kingston	(shared) pool, clubhouse, spa

The Association's master insurance policy is carried by:

Alliant Insurance Services, Inc.	Agent: Mechelle Wilson
701 B Street, 6 th Floor	
San Diego, CA 92101	
(619) 849-3805	
Philadelphia Insurance Co.	Policy #PHPK1963494
Fidelity Coverage:	\$5,000,000.00

While CCHOA does not track owner occupancy, we do track zip code mailing breakdowns. Currently, approximately 25% of our bills are mailed to zip codes other than the 92118. Many of our units are second homes.

Assessment information must be obtained from the accounting department in the Association office. If you need to know anything else, please submit your request in writing.

CORONADO CAYS HOMEOWNERS DUES COVERS

<i>384 CONDOS</i>	<i>465 SINGLE FAMILY</i>	<i>349 CUSTOM HOMES</i>
ANTIGUA (AV)	JAMAICA (JV)	GREEN TURTLE (GT)
KINGSTON (KV)	BAHAMA (BV)	BLUE ANCHOR (BA)
MONTEGO (MV)	TRINIDAD (TV)	
MARDI GRAS (MG)	PORT ROYALE (PR)	

ADMIN DUES

ADMINISTRATION	YES	YES	YES
ACCOUNTING	YES	YES	YES
TRASH REMOVAL	YES	YES	YES
SAFETY – 24 HR	YES	YES	YES
LANDSCAPE – COMMON	YES	YES	*YES
Maintenance	YES	YES	*YES
Water	YES	YES	*YES
Ground Lights	YES	YES	*YES
Electricity	YES	YES	*YES
Tree Trimming	YES	YES	*YES
Front Yard Maintenance	YES	YES	NO

VILLAGE FIX FEE *

*Unique to Custom Home Villages

VILLAGE SQ. FT.

POOL & CLUBHOUSE	YES	YES	NO
Maintenance	YES	YES	NO
Janitorial	YES	YES	NO
Supplies	YES	YES	NO
Utilities	YES	YES	NO
Signage	YES	YES	NO
Insurance	YES	YES	NO
PROPERTY INS.	YES	NO	NO
(outside drywall only)			
EARTHQUAKE INS.	NO	NO	NO
(Kingston and Antigua only)			
PAINT – Exterior of unit/home	YES	YES	NO
BUILDING MAINTENANCE	YES	NO	NO
Detailed in Handbook			
PEST CONTROL (outside)	YES	NO	NO

OTHER ITEMS

VILLAGE

Tennis Court	Montego, Port Royale, Mardi Gras
Security Gate	Montego
Fire Alarms	Montego
Street Repair	Montego, Mardi Gras
Dock Repair	Antigua, Jamaica, Kingston
EQ Ins.	Kingston and Antigua (only)