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HOMEOWNERS ASSOCIATION

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.

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 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.

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. 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

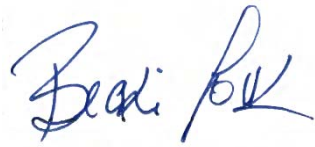
1. Roof Installation – For UPPER & LOWER Units in Kingston Village and only Upper Units in Antigua and Montego Villages on the roof directly above the unit when in compliance with requirements of 9.16.1.2 through 9.16.1.7.
3. Street-Side Stand-Alone Balconies -Kingston Village only
 - a) Applies to Units 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.

A handwritten signature in blue ink, appearing to read "Becki Lock". The signature is fluid and cursive, with the first name "Becki" written in a larger, more prominent script than the last name "Lock".

Becki Lock, Secretary