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## Homeowners Association

### CONTRACTORS RULES & REGULATIONS C.C.H.O.A. Member Handbook Section 9.8 Requirements for Home Construction and Remodeling

9.8.1 **Remodeling** – There are two classes of remodeling, “Remodeling” and “Major Remodeling.” Major remodeling is defined as remodeling that increases the home’s square footage by 50% or more. The completion time for each class will be based on the date actual construction or demolition work begins and will be six (6) months for “Remodeling” and nine (9) months for “Major Remodeling.” It is the owner’s responsibility to notify the Association office in writing of the date actual construction or demolition begins.

9.8.2 **New Construction/Teardowns** – The completion time will be based on the date the actual construction or demolition begins and will be 15 months. It is the owner’s responsibility to notify the Association office *in writing* of the date actual construction or demolition begins.

9.8.3 **Penalty for Non-Compliance** – A fine of \$500 per week shall be assessed for the first six (6) weeks and \$1,000 per week thereafter. These fines will be cumulative from the date the homeowner is notified of their non-compliance until the project is completed. Extensions may be granted by AECC, with Board approval, for extenuating circumstances.

9.8.4 **Association Property Damage** - Any damage to Association property during the course of construction or remodel/alteration shall be corrected to the satisfaction of the Association and shall be verified by CCHOA staff.

9.8.5 **Construction Site Cleanliness** -All construction sites in the Coronado Cays must be kept neat and orderly at all times.

9.8.6 **Screening** – Remodels, New Home Construction, Demolition and reconstruction affecting the exterior of the house must be screened from public view with fencing across the street frontage and to the building setback line. The screen shall be standard dark green construction site screen, impervious, and a minimum of six feet in height. All materials, equipment, portable toilets, and trash bins must be kept on the building site, inside the dwelling or screened from public view.

9.8.7 **Construction Vehicles, Equipment and Materials** - Construction vehicles or equipment are *not* permitted to be parked on the streets or unscreened area on the construction site overnight or weekends and holidays. Contractors shall make every effort to ensure workers’ vehicles are parked in such a manner as to not block streets and driveways, and are dispersed in such a manner as not to inhibit the parking needs of adjacent neighbors. Contractors must obtain proper permits for items stored in the public right of way, and provide adequate safeguards for materials or equipment that blocks the streets or sidewalks. The Security department will monitor the use of streets for construction vehicles and equipment and report violations of these rules to the City of Coronado.

9.8.8 **Construction Noise Curfew** – It shall be unlawful for any person, between the hours of 7:00 p.m. and 7:00 a.m. of any day or at any time on legal holidays and Sundays to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create a disturbing, excessive or offensive noise unless a noise control permit has been applied for and granted beforehand by the City of Coronado Noise Control Officer.

Legal Holidays are: New Year’s Day, Martin Luther King, Jr. Day, President’s Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran’s Day, Thanksgiving Day and Christmas Day.