

CORONADO CAYS HOMEOWNERS ASSOCIATION
RULE CHANGE NOTIFICATION

This notice is being published at the direction of the Board of Directors given at its meeting held on February 27, 2025. The Board gives notice of a 28-day member comment period prior to the possible adoption of a rule at the first open Board meeting following the comment period.

The Board of Directors will vote to adopt Resolution 24-08 on April 24, 2025, at its meeting to be held at 2:00 p.m. in the Grand Caribe Room, located at 505 Grand Caribe Causeway, Coronado, CA. Please take note that, if within 30 days of adopting a new operating rule the Board of Directors receives a petition from members owning 5% or more of the separate interests requesting a membership vote on the new rule, the Board of Directors shall either call a special meeting of the membership or distribute a written ballot for the purpose of voting on the new rule. The new rule would be reversed if repeal is approved by a majority of the members voting, provided that at least a quorum of the members has cast a vote.

Purpose and Intent: To amend the Member Handbook (Operating Rules) Section 3.0 Prohibited Activity concerning the requirements and restrictions for installing flags and flagpoles in an owner's Exclusive Use Common Area of a condominium village. Owners are displaying flags and installing flagpoles of various sizes in various locations in condominium villages. The flagpoles are routinely attached to portions of the condominium buildings that are the HOA's responsibility to maintain and may cause unintended damage to the building and/or building structures. Additionally, placement of the flags and flagpoles may cause a nuisance and/or safety concern to nearby residents. Thus, the Board wishes to clarify the requirements and restrictions for displaying flags and installing flagpoles in an owner's Exclusive Use Common Area of a condominium village. In the event of a conflict between this Rule and Civil Codes Section 4705 and Civil Code Section 4710, the Civil Codes shall prevail.

Please direct any resident comments concerning this proposed Rule Change for Board consideration to:
Henry Angelino – General Manager - Email: manager@cchoa.org

CORONADO CAYS HOMEOWNERS ASSOCIATION

PROPOSED RESOLUTION 24-08
Amendment to Member Handbook (Operating Rules) Section 3.0

WHEREAS, the Coronado Cays Homeowners Association wishes to establish rules for the display of the flags and the installation of flagpoles in an owner’s Exclusive Use Common Area or the Common Area of a condominium village by amending the Governing Documents (Member Handbook – Rules).

NOW, THEREFORE, BE IT RESOLVED that the following amendments are to be adopted on April 24, 2025 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 April 24, 2025 and notification to members.

APPROVED AMENDMENTS WILL BE ADDED TO:
Coronado Cays Member Handbook

Additions are shown in bold underline
~~Deletions shown with bold strikethrough~~
Current rule shown in plain text.

3.0 Prohibited Activity

3.19 The purpose of these regulations is to identify the requirements and restrictions for installing flagpoles and displaying flags in an owner’s Exclusive Use Common Area or the portion of the landing adjacent to their front door of a condominium village for the protection of the public health or safety. Provided an owner complies with all of these requirements and restrictions, that owner shall be deemed approved to install a flagpole and display a flag in their Exclusive Use Common Area or portion of the landing adjacent to their front door with the exception of embedding the flagpole into the concrete of the exclusive use common area of the unit’s patio. Embedded flagpoles will require prior CCHOA approval and a signed license and indemnity agreement. Nothing in this

3.19.1 The following restrictions apply to the display of flags in an owner’s Exclusive Use Common Area or the portion of the landing adjacent to their front door in a condominium village:

- 1. Only flags made of fabric, cloth, or paper may be displayed from a staff or pole or in a window. The flag will be kept in good condition and appearance at all times. In the event a flag becomes faded, stained, worn or torn, the flag must be immediately removed from display.**

2. If the flag is displayed from a staff or pole, the flag shall be securely attached to the staff or pole and that flagpole shall be securely attached to the wood trim around the owner’s garage door or windows or attached to the landing, balcony or patio railing without damaging or penetrating the railing wooden or metal surface by utilizing a “no-drill” flagpole holder in Mardi Gras and Kingston Villages. In Antigua and Montego Villages, the flag shall be attached to the landing, balcony or patio railing without damaging or penetrating the railing wooden or metal surface by utilizing a “no-drill” flagpole holder. Under no circumstances shall the flagpole be directly attached to any portion of the building maintained by the HOA or the flag be displayed from any portion of the Common Area except as previously specified.
3. Flags shall not be attached directly to the exterior of a unit (i.e., without a flagpole).
4. The length of the flagpole shall be five feet (5’), and only a bona fide flagpole shall be used to display the flag.
5. Flags shall not exceed two- and one-half feet (2.5’) by four feet (4’) in size.
6. Flags shall not be displayed in a way that prevents ingress and egress from the garage or unit.
7. Patriotic bunting can also be displayed from the railing on the portion of the landing adjacent to an owner’s front door and patio or balcony railings in an owner’s Exclusive Use Common Area as long as the securing mechanism does not damage or penetrate the railing.

3.19.2 The following restrictions apply to the installation of a flagpole and display of flags in an owner’s Exclusive Use Common Area:

1. Flags shall not exceed three feet (3’) by five feet (5’).
2. Only flags made of fabric, cloth, or paper may be displayed from a staff or pole or in a window. Flags will be kept in good condition and appearance at all times. In the event a flag becomes faded, stained, worn or torn, the flag must be immediately removed from display.
3. A free-standing weighted flagpole base, not to exceed 26 pounds per square feet on balconies, shall be used on the exclusive use common area balconies or patios or the flagpole shall be securely embedded into the concrete of the exclusive use common area of the unit’s patio. The height of the flagpole will not exceed eight feet (8’) as measured from the top surface of the seawall bulkhead for patios and as measured from the surface of the tiled or waterproofed balcony. The flagpole

shall not be affixed to any portion of structure, including without limitation, any walls, wood trim, railings, or fences. Any alteration to the exclusive use common area patio will be the owner’s responsibility to repair prior to the sale of the unit. If a cord and pulley system is used to hoist and lower a flag, the cord will be wrapped around the pole before being secured to minimize noise. The owner will be liable for any nuisance created by the flagpole or flag, damage to the common area, surrounding exclusive use common areas, HOA maintained building structures or injuries resulting from the flagpole and/or flag.

4. **Prior to embedding the flagpole into the concrete of the exclusive use common area of the unit’s patio, the owner must sign a license and indemnity agreement wherein he or she assumes responsibility for any injury or property damage caused by or resulting from the installation of the flagpole and display of any flag.**

3.19.3: Small United States flags, less than 24 inches in height, are allowed to be placed in the Common Area leading to the front door of a condominium unit one week before and after Memorial Day and Independence Day (July 4th).

3.19.4: In the event of a conflict between this Rule and Civil Codes Section 4705 and Civil Code Section 4710, the Civil Codes shall prevail.