

CORONADO SHORES
CONDOMINIUM ASSOCIATION #9



Information Handbook
And
Rules and Regulations

COMMUNITY LIVING INFORMATIONAL GUIDELINES
RULES & REGULATIONS

SECTION 1. INFORMATION

Organization: Coronado Shores consists of eleven distinct entities. The ten (10) separate condominium associations are each responsible for their own building and are governed by a Board of Directors elected by their owners. The Landscape & Recreation Committee is responsible for the recreation amenities and common elements outside the buildings.

Board of Directors: The Coronado Shores Condominium Association #9 (also known as El Mirador building) Board of Directors is comprised of five homeowners who are elected at the annual homeowners meeting held in March. The Board sets a policy that is implemented and enforced by the Building Manager and the staff. Board meetings are usually held monthly, and homeowners are encouraged to attend. Agendas are posted at the mailroom bulletin board in addition to both lobbies.

L & R Committee: The Landscape & Recreation (L & R) Committee is responsible for operations and maintenance of the communal area amenities, facilities, and services such as the patrol service, landscaping, streets, walkways, pools, tennis courts, Health Club, Beach Club and Roeder Pavilion. The L & R Committee is governed by representatives appointed from each of the ten Associations.

This Committee oversees the L & R General Manager and staff. They formulate policies, rules, and regulations for the communal areas. The annual budget is spent on each of the ten associations. Any issues regarding the communal areas outside the building should be presented to your association manager who will forward them to your L & R representative.

Enforcement Committee: This committee, with representation from each Association, oversees the upkeep and maintenance of the seawall, roadways, and sewer. It is the only committee with the right to assess the associations without prior approval.



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

Sub-Committees: Currently, Sub-Committees have been formed for the Beach Club, Landscape, Facilities, Recreation, and Insurance. Owners interested in participating should inform the association manager.

Definition of a Condominium: “Unit” shall mean and refer to the elements of a Condominium that are not owned in common with other owners of other Condominiums. The boundaries of a Unit shall be the unfinished interior surfaces of the perimeter walls, floors, ceilings, windows, and doors of each Unit, where they exist, and otherwise to the vertical or horizontal planes at the limits of the dimensions as shown on the condominium plan, that has been filed in the office of the County Recorder of San Diego County.

Communication: Bulletin boards are in the mailroom, inside each elevator cab and in each lobby. Please check these regularly for important notices and information regarding El Mirador. Extra copies of the L & R monthly newsletter containing valuable information regarding Coronado Shores are also available in the mailroom.

Manager (619-437-4575): The building manager works in the direction of the Board of Directors to manage daily operations and oversee the staff. The building manager is normally available weekdays during normal business hours.

Lobby Attendant (619-437-4575): Lobby Attendants (not bellhops or porters) are employed around the clock all year long. The emphasis of their service is the general welfare and safety of all residents. Please respect their authority and do not hesitate to ask if you need copies of the building and community rules.

Assessments: Prompt payment of assessments is necessary for the smooth operation of your Association. Assessments are due on the first of each month and delinquent if not paid by the fifteenth. Owners may elect the free service of an automatic debit from a designated bank account. Options for on-line credit card payments and checks are available for an additional fee. Owners may also opt to go paperless and receive “e-statements.” Management can provide additional information.

Delinquent assessments will incur a 10% late charge. If an assessment is delinquent for more than 30 days, interest may be imposed on all sums due including the delinquent assessment, collection charges and late charges at an annual percentage rate of 12%. After 60 days, delinquent assessments may result in a lien being filed against your condominium. The lien shall include all delinquent assessments, lien preparation fee, late charges, interest at 12% per annum and filing fees. Collection of delinquent accounts may also include filing a lawsuit or foreclosure when the assessment exceeds \$1,800 or is more than 12 months delinquent.

Architectural Modifications: Any unit alterations or modifications, including but not limited to flooring, plumbing, electrical and/or structural changes, shall first be submitted for review and approval. Contact the front desk or the building manager for the guidelines.

Indoctrination: Although El Mirador staff will help, the ultimate responsibility to indoctrinate tenants and guests is the responsibility of the owner or owner's agent.

The Beach Club: The Beach Club is located between La Perla and Las Palmas Towers. To obtain more information, call The Beach Club at 619-435-1711.

Roeder Pavilion: The Roeder Pavilion, equipped with kitchen and bar, is located between Cabrillo and La Sierra Towers. To reserve a private party, call 619-437-1260.

The Health Club: For information regarding The Health Club, please call 619-435-2533.

Tennis Courts: Coronado Shores has seven tennis courts (four are lighted). There are also two pickle ball courts. For more information, please call 619-437-1335 or 619-437-1260.

Swimming Pools: Coronado Shores has four swimming pools that are located at the Roeder Pavilion, Cabrillo, Beach Club and El Camino. For more information, please call 619-437-1260.

SECTION 2. RULES & REGULATIONS

The Board of Directors may make clarifications or changes to these Rules and Regulations from time to time as deemed necessary. These Rules and regulations are not intended to address or conflict with Fair Housing laws applicable to the Community.

These Rules and Regulations supersede all others published or adopted prior to this publication. These Rules and Regulations are supplemental to the governing documents. Refer to the Amended, Restated and Superseding Supplemental Declaration of Covenants, Conditions and Restrictions as to Parcel C that were recorded on March 3, 1999, as Document #1999-0135272.

A, **Animals:** Common household pets such as dogs, cats, caged birds, and aquatic animals kept within an aquarium are permitted if they are not kept, bred, or maintained for any commercial purpose (CC&R's, Section 7.6, (j)(3)).

A-1 Owners of a service animal or other animal needed as accommodation for a disability should provide the Association office with proper documentation, if requested to do so.

A-2 Bird feeders are prohibited. Residents shall not leave any type of food outside that would attract scavengers or birds of prey.

A-3 Residents that have provided the Association with evidence of a rental agreement/lease for a term of at least four (4) consecutive months are permitted pets subject to compliance with the rules and regulations.

A-4 When outside the unit, dogs must be on a leash and accompanied by a person physically capable of controlling the dog. (City of Coronado Ordinance 32.04.010)

A-5 Balconies/patios are not to be used to house pets nor shall pets be permitted to urinate or defecate on balcony/patio. Pets shall not be left unattended on balcony/patio.

A-6 Pet excrement must be immediately picked up and disposed of properly. For convenience, pet stations equipped with bags and trash receptacles are located outside the building and throughout the community. (City of Coronado ordinance #32.04.070). Due to the inherent health issues, any violation of this rule may result in an automatic \$200 monetary penalty for the first offense and \$200 penalty for any future offenses. No warnings will be issued.

A-7 Residents with dogs may enter/exit the building by use of the garage pedestrian doors and not the lobby unless the dog is carried.

A-8 Pet owners are responsible and liable for any personal injury or property damage caused by their pet.

A-9 In addition to imposing monetary penalties, the Board reserves the right to expel any animal determined to be a threat, nuisance, or disturbance. Violations shall also be reported to the proper authorities

A-10 Pet owners shall also be aware to observe quiet hours from 10 PM to 8 AM.

B. Balcony/Patio Area Use: The esthetic value of the exclusive use of the communal area balcony and/or patio areas shall always be considered. Patio furniture is permitted. However, it shall not be used for storage, drying laundry, pet housing, etc. Nothing shall be draped over the railings. Patios/balconies shall always be kept clean and attractive.

B-1 No objects or debris shall be thrown, swept, or discarded from the balcony, especially food or cigarette butts.

B-2 All pots and/or planters must have self-contained or internal drainage systems. Avoid overwatering to prevent attracting mosquitos and overflow onto units below.

B-3 Bird feeders are prohibited. Residents shall not leave any type of food outside that would attract scavengers or birds of prey.

B-4 Residents are permitted the use of gas outdoor barbeques on the private terrace/balcony areas as long as proper safety measures are followed and the smoke is not offensive to other residents. No charcoal barbeques nor personal charcoal or wood fire pits are allowed on the premises.

B-5 Normal maintenance of the deck surface to keep them clean would be to use TSP (available in grocery, hardware, and paint stores) with a bristle brush. Liquid household cleaners such as "409" may also be used. Decks shall NOT be "hosed" or washed down.

C. Terrace Use: For the safety and welfare of all residents, please demonstrate common sense, courtesy and respect when using the Terrace. Owners are liable for any damage caused by family members, guests, invitees, contractors, and tenants.

C-1 The use of fireworks on or from the terrace or near the building is prohibited.

C-2 Due to the likelihood of damage to the building, activities such as but not limited to throwing, hitting, batting, or kicking objects such as but not limited to hard balls and pucks are prohibited. Safe and reasonable use of soft objects shall be allowed. However, building staff and management reserve the discretionary right to prohibit any activity deemed unsafe, unruly, or inconsiderate.

C-3 Because of the likelihood of damage to the waterproof terrace surface, use of hard-wheeled items such as but not limited to scooters, skateboards, roller-skates and rollerblades are prohibited. Safe and reasonable use of soft rubber-wheeled or soft plastic-wheeled vehicles may be permitted. However, building management and



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

staff reserve the discretionary right to prohibit any activity deemed unsafe, unruly, or inconsiderate.

C-4 As a courtesy to other residents, please observe quiet hours from 10 PM until 8 AM.

D. **Bicycles:** The homeowner's association will not be held liable for any damaged, lost, or stolen bicycles.

D-1 All bicycles must be registered and display a valid Coronado Shores building identification sticker obtained by registering bicycles with the front desk attendant. Registration is good for 2 years. Beginning in 2025, a registration fee will be levied of \$100 per bike. All unregistered bikes will be removed and donated to charity. No warning will be issued.

D-2 Bicycles must be parked/stored in either a building bicycle storage area or your personal storage cage behind your car. Only two bikes, properly secured, may be stored in that location, unless this causes a significant, egregious use of your parking spot. (More than 3 feet past allowable area.) No bikes are permitted in units, elevators, or lobbies on any floor. Bicycles improperly parked, stored or operated will incur a \$100 fine.

D-3 Electric bicycles must be parked/stored in your personal parking garage spot behind your car. Only two electric bicycles, properly secured, may be stored in that location, unless this causes a significant, egregious use of your parking spot. (More than 3 feet past allowable area.) No bikes are permitted in units, elevators, or lobbies on any floor. Electric bikes improperly parked, stored or operated will incur a \$100 fine. Electric bicycle charging is permitted in the parking garage.

D-4 Bicycle rooms shall always remain locked (obtain key or code from front desk personnel) except when entering or exiting. Bicycles stored inside bike rooms shall be parked neatly (one bike per space and not stacked) with the front wheel locked.

D-5 Bike racks outside the building are intended for temporary daytime use. Overnight storage is prohibited by Coronado Shores Landscape & Recreation Committee and bicycles in violation will be confiscated.

D-6 For the safety of all, bicycle riders must exercise common sense and extreme caution when entering/exiting the garage. Bicycles shall be WALKED on garage ramps.



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

D-7 Bicycles are prohibited on the beach boardwalk by ordinance of the City of Coronado. However, bicycles are allowed on the Coronado Shores roadways.

D-8 Bicyclists have all the responsibilities of any other vehicle driver on the roadway therefore, the City of Coronado expects bicycle riders of all ages to know and obey all public traffic laws.

D-9 EPAMD's (electric personal assistive mobility devices like Segways), roller skates, rollerblades, skateboards, and scooters may not be used in the Coronado Shores nor in El Mirador's common areas.

E. **Moving and Deliveries:** Please contact the front desk staff at least 48 hours in advance to schedule moving and/or deliveries.

E-1 Scheduled use of Elevator Cab #2 shall be on non-holiday weekdays ONLY between the hours of 9 AM – 4PM unless otherwise authorized. All work shall be conducted through the lower garage lobby.

E-2 Homeowners are responsible for any common area damage (this includes the elevators). A non-refundable moving fee of \$500.00 will be charged to the homeowner's account for any move-in or move-out that occurs at the time of a sale or purchase of a unit. This fee is also applicable to any homeowner that rents out an unfurnished unit to a tenant(s).

E-3 Only one move in or move out is to be scheduled per day. The \$500 fee must be paid prior to commencement of moving.

F. **Parking Garage Information**

F-1 An automatic garage gate opener should have been provided by the seller upon your purchase. Should you need a replacement, the cost is \$50. Extra openers will be limited to two more than the number of parking spaces assigned to your unit and cost \$50 each.

F-2 The parking garage is intended to accommodate passenger vehicles only.-The height clearance is 6'8." Parking spaces are intended for vehicles only. Storage of any other items is prohibited.

F-3 Owners may submit an Architectural Modification Request form to the Architectural Committee to install a storage compartment if location is feasible.

F-4 Due to limited visibility, drivers should use extreme caution when entering/exiting the garage and proceed at a reduced safe rate of speed (not to exceed 5 MPH).



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

F-5 All parking stalls are assigned to individual units for the private use of the respective residents. Vehicles must be parked so that no cars obstruct the roadway. Improperly parked vehicles will be cited and then fined \$100.

F-6 Outside common area parking is limited to 72 hours and vehicles must display the appropriate permit or decal. Outside parking is monitored and enforced by the Coronado Shores Landscape & Recreation staff.

G. **Smoking:** El Mirador is a non-smoking building. Smoking is prohibited in common areas, or exclusive use common areas such as balconies and within twenty-five feet of a doorway or window.

G-1 In addition to the building rules and regulations, the City of Coronado enacted outdoor smoking regulations (Municipal Code Section 36.08) effective 01.01.2014. For more information, call the City of Coronado on 619-522-7335.

H. **Storage:** Unit owners/residents are expected to know the location of their assigned storage cage or garage storage locker. No additional storage cages are available. However, where feasible, owners may submit an Architectural Modification Request form to the Architectural Committee, to install a garage storage locker at their own expense. See F-3

H-1 Due to the limited number of carts and as a courtesy to all residents, please return groceries and luggage carts to their appropriate storage location as soon as possible.

H-2 No one shall permit any activity or keep anything in a unit, storage area, or in the common area that would constitute a hazard of any kind.

H-3 Hallways and front door areas shall always be kept free and clear. Nothing, including luggage or grocery carts, shall remain outside in the hallway.

I **Trash:** Trash rooms are located on each floor to the immediate left of the 01 unit. Should you have any questions, please contact the front desk staff or the building manager.

I-1 Trash must be contained within sturdy bags tightly secured prior to disposing down the chute. BE CERTAIN FLAMMABLES SUCH AS CIGARETTES OR CANDLES HAVE BEEN TOTALLY EXTINGUISHED PRIOR TO DISPOSAL.



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

I-2 As a common courtesy to other residents, dispose of trash between 8 A.M. to 10 P.M.

I-3 Cardboard boxes shall be broken down and taken directly to the garage trash dumpster room for recycling.

I-4 Any large or oversized items such as mattresses or furniture shall be the sole responsibility of the resident to remove them from premises. Edco (619-287-7555) will schedule a large item pick up at a minimal fee. Also, free pick up is offered by many charity organizations such as Father Joe's Villages (619-671-7900), Goodwill (619-232-2083) or Salvation Army (1-800-728-7825).

I-5 Recyclable items (glass containers, plastic, aluminum, paper, household batteries, light bulbs) should be placed on the shelf or within the bin provided inside the trash room. Medical sharps must be placed within a proper sharps container to be accepted.

I-6 Electronic waste nor toxic and household hazardous materials should never be placed down the trash chute nor down the drains. Such materials may include but are not limited to aerosols, household cleaners, disinfectants, drain openers, mothballs, rodent poison, paint, glues, (batteries, & light bulbs, place in recyclable bin, see I-5), appliances, pharmaceuticals, and items marked "Warning; Toxic; Poison; Flammable; Corrosive; Caution, etc."

The Household Hazardous Waste Collection Program provides free disposal on Saturdays from 10 AM to 2 PM at 1001 Sixth Street located in the alley adjacent to the fire station. For more information, call City of Coronado Public Services at 619-522-7380.

I-7 Although some bio-hazardous materials may be accepted by the building for disposal, feel free to contact the County HMMD at 619-338-2231 for more information.

J. Windows and Window Coverings:

J-1 The exterior facing side of the window covering or lining shall be white or off-white.

J-2 A sample of any window tinting material shall first be submitted for approval to the Architectural Committee prior to installation. Installation of any unapproved material is considered a violation and shall be subject to removal at the unit owners' expense in addition to monetary penalties.

J-3 Window screens must be gray fiberglass with 1” clean anodized aluminum frames.

J-4 Washing of the window and balcony exterior glass is provided quarterly within the annual budget of the Association. Screens should be removed prior to the scheduled work date, as the company will not remove them. Cleaning of unit interior windows and inside of balcony railings can be arranged for an extra cost. Contact the front desk staff for additional information.

K. Water Damage Prevention Requirements

K-1 Owners are requested to turn off all water valves in the event of prolonged (greater than 1 week) absence. Each owner should inform door people of their absence and acknowledge that this has been done.

K-2 Owners are responsible to ensure that renters/guests of the unit comply with the above requirements.

L. Miscellaneous:

L-1 Short Term Rentals: Pursuant to the CC&R’s (Section 7.6 (o)), all unit rental agreements must be for a period not less than 28 days. Additionally, prior to the commencement of any such lease, a written copy of the lease with full details about the renter must be submitted to the Front Desk attendant. If the lease is not provided the renter will be denied access to the unit. Under no circumstances is subletting allowed.

L-2 Homeowners who have leased or rented the condominium have thereby delegated the rights to use the common areas to the lessee. Therefore, owners relinquish the use of the common area facilities during the length of the lease.

L-3 Although a Condominium may be leased, the Homeowner remains responsible for the actions of their family members, guests, tenants, or invitees. Shall any violation of the governing documents or rules and regulations occur, enforcement procedures shall be implemented which include monetary penalties and suspending the rights to use the common area recreational facilities.

L-4 For your convenience, grocery and luggage carts are available on each lobby floor for temporary use. Please return them promptly after using them.

L-5 When in beach attire or barefoot, entrance to the building shall be through the garage or stairwell and not the front lobby. Please be certain to remove all sand from footwear before entering the building.



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

L-6 Key fobs or photo ID cardkeys should be always carried as they are necessary to access the elevators and garage doors.

L-7 To obtain a new photo ID cardkey, an application form must first be filled out and signed by an authorized staff member before presenting it to the L and R office during regular weekday business hours. On weekends, a temporary loaner card may be provided. (See L & R Committee Rules).

L-8 Paper passes are available from the front desk. However, if one person has a card key to open a facility gate, other members of your party need only have paper passes. (See L & R Committee Rules).

L-9 Surfboards, rafts, and other beach equipment are best kept in your storage area or in the outside storage facility. These items are not allowed on the elevators.

L-10 For fire and safety reasons, unit front doors shall always be kept closed except for ingress/egress.

L-11 Please be courteous and observe quiet hours from 10 PM until 8 AM.

L-12 Authorized Entry: For the benefit of all residents, visitors, guests, and invitees will be admitted to the building upon authorization of the resident. Only residents have access to the elevators by use of their photo ID card or key fob. Therefore, it is necessary that non-residents must first stop at the lobby desk to check in with the Door Person.

L-13 Emergency Access: As stipulated in the CC&R's (Section 7.6 (f.)), Owners shall grant the right of immediate entry to building staff in case of an emergency originating in or threatening his Unit, whether the Owner is present or not. Unit Owner shall provide the Association with a Unit key for emergency access.

L-14 Maintenance Access: As stipulated in the CC&R's (Section 7.6 (g.)), Owners shall grant the right of entry to building staff when required for the purpose of performing non-emergency maintenance, service or repairs to building systems if requests for entry are made in advance and agreed upon.

L-15 Mailbox keys: Mailbox keys are the responsibility of the homeowner. Neither Management nor the USPS maintain extra keys. Should they be lost, a new lock must be purchased and installed at the expense of the owner/resident.

L-16 Use of profane and/or obscene language is prohibited. Loud or unusual noise is prohibited. This includes but is not limited to yelling, shouting, screaming, singing and the use of horns, bells, musical instruments, and electronic devices. No abusive behavior towards any staff member or other owner or renter is permitted.

Such behavior will be reported on the complaint form, given to the Building Manager, and dealt with by the board.

SECTION 3. DISCIPLINE POLICY AND SCHEDULE OF PENALTIES

L. VIOLATION PROCEDURE:

The following procedure will apply to all violations and infractions of the Governing Documents and rules and regulations. Owners may report violations to Management or Board of Directors by submitting a written notice (complaint form) describing the violation, which can be found at the front desk. Anonymous or verbal submissions will not be accepted as a formal complaint. Complaints will be addressed weekly by the staff; serious ones requiring Board action will be addressed monthly, just prior to the Board meeting. Matters deemed urgent, may be addressed the same day. The Board of Directors (“Board”), Management, or committee appointed by the Board may also note any violations discovered during walk-throughs or by personal knowledge of any of its members or representatives.

At the time a violation is noted or reported, action will be taken as follows:

The Board shall give written notice to the owner within 1 week. The notice will contain a description of the violation, instructions regarding response to the notice and request for correction of the violation within 1 week. Notwithstanding the foregoing, the Board may determine, in its sole discretion, that the violation is of a nature or severity that no warning will be issued, and the violation will be subject to immediate notice and opportunity for hearing to impose disciplinary action, including fines. In even more serious situations, the matter will be referred directly to legal counsel.

If the violation continues or is repeated, or the Board has determined no warning letter will be issued, the Board shall give the Owner a second notice of the violation setting a hearing before the Board. The notice shall be given not less than ten (10) days prior to the date of the hearing before the Board. The notice shall include the date, time, and location of the hearing, the nature of the alleged violation, and a

statement that the member has the right to attend and may address the Board at the meeting. The Board shall meet in executive session if requested to do so by the member being disciplined.

At the hearing, the Board shall allow the owner an opportunity to be heard either orally or in writing and to present evidence and testimony as reasonable under the circumstances and as determined by the Board. If the Board concludes that the alleged violation occurred, the Board may impose monetary penalties, temporarily suspend membership privileges, including Coronado Shores Recreational Facilities privileges, for a period not to exceed thirty (30) days or take any other disciplinary action permitted by the Governing Documents. Cross-examination of witnesses will not be allowed. If the Board finds that a violation occurred and imposes discipline on a member, the Board shall provide the member a written notification of the disciplinary action, by either personal delivery or first-class mail, within fifteen (15) days following the action. The disciplinary action will be effective beginning five days after the notice of hearing results is sent to the Owners. If a fine is imposed, it will be added to the monthly assessment.

If, after notice and hearing, a violation is found to have occurred, it may be further found to be a “continuing violation” as defined herein. A continuing violation is a violation that remains unchanged until corrected by the violating owner. An example of a continuing violation includes, but is not limited to, unapproved Architectural modifications. If the Board finds that a continuing violation is occurring, the Board will levy a fine on a periodic recurring basis (without further notice and hearing) until the violation is corrected. The owner will be notified in the initial hearing notice that the alleged violation may be deemed a continuing violation, subjecting the owner to periodic fines without further notice,

If the violation is repeated, or if the response is otherwise unsatisfactory, the Board may impose additional fines until such time as the matter is satisfactorily resolved.

If the violation continues, or is repeated, the Board may also refer the matter to the Association's legal counsel. If required by Civil Code sections 5905 or 5930, alternative dispute resolution will be offered. The homeowner may be liable for the Association's legal costs and fees.



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

Notwithstanding the foregoing, under circumstances involving conduct that constitutes (a) an immediate and unreasonable infringement of, or threat to, the safety or quiet enjoyment of neighboring owners; (b) a traffic or fire hazard; or (c) a threat of material damage to, or destruction of, the Common Area; or (5) a violation of the Governing Documents is of such a nature that there is no material question regarding the identity of the violator or whether a violation has occurred, the Board or its agents may contact the appropriate civil authorities and undertake immediate corrective action and conduct a hearing as soon thereafter as possible, if either (1) requested by the offending owner within five (5) days following the Association's actions, or (2) on its own initiative.

The number of monetary penalties shall be established from time to time by the Board, and a schedule thereof shall be distributed to the Members by personal delivery or first-class mail. Distribution of additional fine schedules is not required unless there are any changes to an existing schedule.

Fines shall be in addition to an assessment equal to any applicable cost of repair. Fines for continuing or repeated violations may be increased in \$100.00 increments at the discretion of the Board. In the discretion of the Board, fines for continuing violations may be imposed daily until the violation is corrected. For the purposes of this Fine Schedule, a "continuing or repeated violation" shall be one that is assessed to a single unit within a twelve-month period. However, should a twelve-month period pass without any violations, a first notice to correct the violation must be sent by the Association prior to imposing any fines.

Four or more violations assessed to a single unit in any six-month period may result in an additional fine of up to \$1,000.00, at the discretion of the Board of Directors.

Emergency Telephone Number: 911

Sharp Coronado Hospital

619-522-3600

250 Prospect Place

Coronado, CA 92118



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

Coronado Shores Condominium Association #9
1820 Avenida del Mundo
Coronado, CA 92118
Email: CoronadoShores9@live.com

Frequently Used Telephone Numbers

Front Desk or Association Manager:

619-437-4575 or 619-437-4588

Fax: 619-437-4738

Landscape & Recreation Office: 619-437-1260

L & R Gated Entry Kiosk: 619-435-3370

ATTACHMENT A

FINE SCHEDULE

Coronado Shores Condominium Association No. 9, (the “Association”) has the right to enforce the Association’s Governing Documents pursuant to the CC&R’s. This right includes requesting the violator to cease the offending action, suspending the violator’s communal area privileges, assessing the violator, fining the violator, and taking legal action against the violator (CC&Rs, Article X). Once the Board of Directors (the “Board”) is aware of a violation, the Board’s Manager will investigate the allegation and take appropriate steps to notify the owner. The Board is required to enforce its governing documents (CC&Rs, Sec. 10.5) Individual owners also have the right to enforce the governing documents by reporting them to the front desk staff and/or the Association Manager in writing.

Regular Fine Schedule.

Association incurred expenses related to a violation shall be subject to a Reimbursement Assessment

Parking – Failure to keep parking space clean and organized - \$100.00.

Bicycles and Electric Bicycles – Keeping bikes in a parking space except as designated: \$100.00.

Trash – Cleanup of improperly disposed of refuse: \$50/hr. (minimum of 1 hour)



CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

Pets – Common Area cleaning of pet waste: \$200.00

Smoking – Smoking in Common or Exclusive Use Area: \$200

The following fine schedule is intended for offenses not listed under the standing fine schedule above:

1st Violation	warning or fine up to	\$200
2nd Violation (same offense)		\$400
3rd Violation (same offense)		\$600
Additional Violations (same offense) up to		\$2,000
Safety/Special Circumstance Violation up to	\$5000 Continuing Violation	
	\$100/day fine until cured.	
Hazardous Activities *		\$200 - \$600

(*including but not limited to failure to remove pet excrement)

Use Restrictions		\$200
Vehicle and Parking Restrictions		\$200
Any violation of the Bylaws, CC&Rs, or Rules and Regulations not specifically mentioned		\$200
Unauthorized improvements to property per discretion of Board \$500.00 minimum		\$500-\$2,000
Harassment or disrespectful treatment of the staff or another resident per discretion of Bord		\$500 minimum

Short term rental violation

First Offense		\$3,000
Second Offense		\$6,000
Third Offense or more		\$10,000

Remodeling Rules Fine Schedule:

Contractors are required to pay a \$3000 deposit prior to starting the work for which an agreement has been created. \$1000 will be returned at the conclusion of the project, less any fines levied. Refer to the complete set of Architectural guidelines for definitions and clarifications.

Daily package (remodel material in Common Area) storage: \$200.00 a day.

Water Shutdown: \$25.00 per shutdown.

Common Area cleaning: \$50.00 per hour (minimum one hour).

Failure to cover common area hallways or remove covering at end of workday: \$200.00 plus any related cleaning cost.

Usage of non-contractor(s) Elevator (Elevator #1): \$200.00.

Violation of the rules regarding loading and unloading elevators: \$200.00

Use of groceries or luggage carts for moving construction materials: \$200.00.

Working before or after hours: \$200.00.

Failure to return unit key by 4:30 p.m.: \$50.00.

Loss of key: \$200.00 plus all related costs

Disposal of contractor(s) materials in Association dumpsters: \$500.

Dumping debris in drains or toilets: \$1,000.

Tampering with or failure to protect smoke detectors: \$200.00 plus the cost to replace damaged smoke detectors.

Failure to uncover smoke detector at end of workday: \$50.00.

Failure to protect or disturbing of sprinkler heads: \$500 per head plus all related costs.

Contractors not signing in through Front Desk, disobeying the Front Desk staff instructions, or verbally abusing staff: \$200 per first occurrence with \$200 thereafter.