

HACIENDA CARMEL COMMUNITY ASSOCIATION

1000 Hacienda Carmel
Carmel, California 93923 - 7949
Telephone (831) 624-8261 Fax (831) 625-7805
www.haciendacarmel.org

NOTICE TO ALL PROSPECTIVE SELLERS / BUYERS AND REALTORS:

CERTAIN AMENDMENTS WERE MADE TO THE HACIENDA CARMEL GOVERNING DOCUMENTS EFFECTIVE 12/07/2021. THESE CHANGES INCLUDE THE FOLLOWING PERTINENT DETAILS REGARDING THE CHANGE OF TITLE ON ALL UNITS SOLD AFTER THAT DATE:

- **CC&R's Section 5.21** In consideration of air quality and the health of all Residents, no indoor or outdoor burning of wood, manufactured composite logs, charcoal, or any other combustible material other than natural gas shall be permitted anywhere within the Project after June 30, 2022, other than for the regular operations of the Hacienda Carmel Dining Room kitchen facilities, or with prior authorization by the Board.
- **CC&R's Section 9.1 (d)** The Association's responsibility for the maintenance, repair or replacement of the heating system as originally installed by the developer (or any replacements thereof installed by the Association), shall cease upon sale or transfer of the Unit.
- **CC&R's Section 9.1 (k)** Windows and/or sliding glass doors which are the original or replacements of the original single-pane windows and/or sliding glass doors, must be replaced with new dual-pane windows/doors in accordance with the HCCA Architectural Rules within sixty (60) days of the date of change of ownership.
- **CC&R's Section 9.2.1** The Association's responsibility for the maintenance, repair or replacement of any of the original standard appliances and fixtures including cook tops, ovens, combination ranges, and range hood/fan as originally installed by the developer (or any replacements thereof installed by the Association), shall cease upon sale or transfer of the Unit.
- **HCCA Architectural Rules – Page 9 – Skylights** As of April 1, 2022 all (i) new skylights and (ii) all replacements of existing skylights made of plastic, acrylic or other combustible material, and subject to the approval of the Architectural Review Committee, must be tempered and fire-safe glass only, and installed with raised curbs and appropriate flashing. Size may not exceed 2'x 4' and once installed any roof leakage from the skylight installation shall be the responsibility of the owner.
Current Owners of Units with functional existing plastic or acrylic skylights are encouraged to consider replacing those skylights pursuant to the standards set forth above for purposes of fire safety in the event of wildland fires. As of July 1, 2022, all Units acquired by new Owners shall, upon sale or transfer of title, be required to show proof of retrofit of any existing skylights made of plastic, acrylic, or other combustible material to the standards set forth above.