

FREQUENTLY ASKED QUESTIONS (FAQs)

1. Why is the Board proposing this bylaws amendment now?

Corona Highlands is governed by architectural restrictions recorded in 1949. While those restrictions remain valid and enforceable, building practices, codes, and project complexity have changed significantly over time. This amendment is intended to clarify **how** the Board administers and enforces the existing restrictions, not to change **what** those restrictions are.

2. Does this amendment change the 1949 CC&Rs?

No. This amendment does not amend, restate, or replace the 1949 Declaration (CC&Rs). The CC&Rs remain exactly as they are today.

3. Does this amendment create new architectural restrictions?

No. The amendment does not create any new restrictions. Height limits, one-story limitations, and other architectural controls remain exactly as stated in the CC&Rs. The amendment only clarifies the Board's authority to administer those existing restrictions through established procedures.

4. Does this amendment lower the 16-foot height limit or change the one-story rule?

No. The amendment does not change the 16-foot height limit, the one-story limitation, or any grandfathered conditions. Those standards come solely from the CC&Rs and are unchanged.

5. Does this amendment make membership in the Association mandatory?

No. Membership in the Corona Highlands Property Owners Association remains voluntary. This amendment does not change membership requirements or obligations.

6. Why is the Architectural Review Committee (ARC) involved?

The CC&Rs require architectural review for certain types of construction. The ARC exists to assist the Board by reviewing plans and making recommendations. Under this amendment, the ARC remains a **committee of the Board**, not an independent body, and all authority ultimately rests with the Board.

7. What are the Architectural Review Procedures & Interpretive Guidelines?

These Guidelines are a written description of the **process** used to review plans and the **interpretive methods** used to apply the CC&Rs consistently. They help ensure fairness, transparency, and predictability. The Guidelines do not add new restrictions and cannot override the CC&Rs.

8. Are these Guidelines enforceable?

Yes — but only as a means of enforcing the existing CC&Rs. Any enforcement action is based on a violation of the CC&Rs, not on the Guidelines by themselves.

9. Why are fees, surveys, or professional reviews sometimes required?

Some projects require expert review to determine whether they comply with the CC&Rs, particularly with respect to height, grade, or story limitations. Any fees charged are administrative in nature and are intended only to cover the anticipated actual cost of review.

10. Does this amendment give the Board unlimited power?

No. The Board's authority is limited by: The 1949 CC&Rs; The Association's Bylaws, California nonprofit corporation law; and the language of the amendment that prohibits creating new restrictions.

11. What happens if this amendment does not pass?

If the amendment does not pass, the Board will continue to administer the CC&Rs as it does today, but with less clarity and greater risk of inconsistency or dispute. The amendment is intended to reduce confusion and conflict, not to expand authority.

12. How does this amendment benefit homeowners?

The amendment promotes consistency and fair application of existing rules; reduces disputes between neighbors; provides clarity to owners, architects, and builders; helps protect property values and community character; minimizes costly legal disputes.

13. Who can I contact if I still have questions?

Owners are encouraged to contact the Association or attend a Board meeting to ask questions or provide input. The Board welcomes constructive dialogue and community participation.

Prepared by the Board of Directors of the Corona Highlands Property Owners Association