

# NOTICE OF PROPOSED CHANGES TO ASSOCIATION'S RULES

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## MONARCH HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION

*Civ. Code § 4360*

All Owners and occupants of properties within the Monarch Hills Condominium Homeowners Association (“**Association**”) are bound to comply with the restrictions and requirements contained in the Association’s governing documents. The governing documents include, among others, the Association’s recorded Declaration of Covenants, Conditions and Restrictions (“**Declaration**”), Bylaws, and any operating rules adopted by the Association’s Board of Directors (“**Rules**”) pursuant to its authority under the Declaration, Bylaws and applicable Civil Code.

The Board of Directors has proposed changes to the Rules as described below (“**Proposed Changes**”). This notice is being provided to all Owners in satisfaction of Civil Code § 4360.

### **BRIEF DESCRIPTION OF PURPOSES & EFFECTS OF PROPOSED CHANGES**

The Proposed Changes are described below, together with their underlying purposes and effects.

#### **1. PROPOSED RENTAL STORAGE POLICY CHANGES**

- a. ***Purpose:*** To keep out community aware of the storage rental rules and enforce any violations with fairness and uniformity
- b. ***Effect:*** The effect of the revisions to the Storage rules will allow the board to be fair and clear on implementing the rules.
- c. ***Proposed Fine Policy Changes.***  
PLEASE SEE ATTACHED.

### **UPCOMING MEETING WHEN BOARD MAY ADOPT THE PROPOSED CHANGES**

Pursuant to *Civil Code* § 4360(b), a decision whether to adopt any or all of the Proposed Changes will be made at the Board’s upcoming meeting scheduled for **March 26, 2024 at 5:00PM** at 58 Corniche Drive, Dana Point. That decision will be made after consideration of any comments made by Owners.

Please note that the decision whether to adopt any of the Proposed Changes is made within the sole discretion of the Board of Directors. However, if you have any comments regarding the Proposed Changes that you would like the Board to consider, please bring them to the Board’s attention at the meeting, or in advance via email to the Association’s managing agent at:

**Wendy Miller, Associate Director of Community Management**  
Powerstone Property Management  
**wmiller@powerstonepm.com**

If a decision is made to adopt any or all of the Proposed Changes, general notice of the same will be posted/provided within fifteen (15) days following the above-referenced meeting.

# Monarch Hills Homeowners Association

## Storage Rental Policy

10/24/2023

There are a limited amount of common area storage rentals in various sizes that are available for homeowners to rent on a first come, first served basis. The association maintains a waitlist available to qualifying homeowners. To apply to rent an available storage unit, these are the requirements:

- 1) Homeowners may qualify if they do not have a tenant listed with management as occupying the home. (Tenants are prohibited from renting/using storage units).
- 2) Homeowners must complete a rental agreement.
- 3) Homeowners must supply additional insured certificate with rental agreement.

Additional Insured Certificate requirements:

The insurance certificate must match the homeowner signing the contract. To obtain an Additional Insured Certificate homeowner contacts their insurance company and asks for an Additional Insured Certificate to add:

**Monarch Hills Homeowners Association**  
**c/o Powerstone Property Management**  
**9060 Irvine Center Drive**  
**Irvine, CA 92618**

Include: Storage Unit address location

Please note that homeowners are not allowed to attach anything to the walls or ceilings inside the storage unit. (Only stand-alone shelving is approved)

MHHA