



**STANDARD 46: MASTER BEDROOM EXTENSIONS
CASA GRANDE & VILLA PARAISA**

ADOPTED JANUARY 2016, RESOLUTION 03-16-16

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 BUILDING TYPES

2.1 Casa Grande and Villa Paraisa style manors only.

3.0 FOOTPRINT AND LOCATION

3.1 Master bedroom extensions will be limited to the original Exclusive Use Common Area private gardens serving the master bedroom as defined by the condominium plan. All other footprint designs must be reviewed by the Board for approval.

3.2 A Common Area Use Agreement must be recorded prior to the issuance of a Mutual Alteration Consent Form.

3.3 Neighbor Awareness Forms must be submitted from any affected neighboring manors as determined by the Manor Alterations Department.

4.0 ROOFLINES (see Page 4 for elevations)

4.1 “A” ELEVATION: The existing pitched roofline over the master bedroom shall be continued over the master bedroom extension inclusive of the removal of the affected parapet walls.

4.2 “B” ELEVATION: The existing Dutch Gable roofline shall be filled in over the master bedroom extension.

4.3 “C” ELEVATION: The existing pitched roofline over the master bedroom shall be continued over the master bedroom extension.

- 4.4 A signed Mutual Roof Tie-In Agreement form shall be submitted to the Manor Alterations Department prior to the issuance of a Mutual Consent For Manor Alteration(s).

5.0 WINDOWS

- 5.1 Windows sizes shall be 6'-0" X 4'-0" or 8'-0" X 4'-0" and shall be installed centered on the front elevation of the master bedroom extension at the standard height of 6'-8" and shall be of an XO or XOX configuration. All window frames shall be of white vinyl material.

6.0 ARCHITECTURAL ACCENTS

- 6.1 Architectural accents, i.e. trim around the perimeter of windows, bump outs and eyebrow covers over windows, will not be allowed. The removal of existing architectural accents is optional.

7.0 EXTERIOR FINISHES

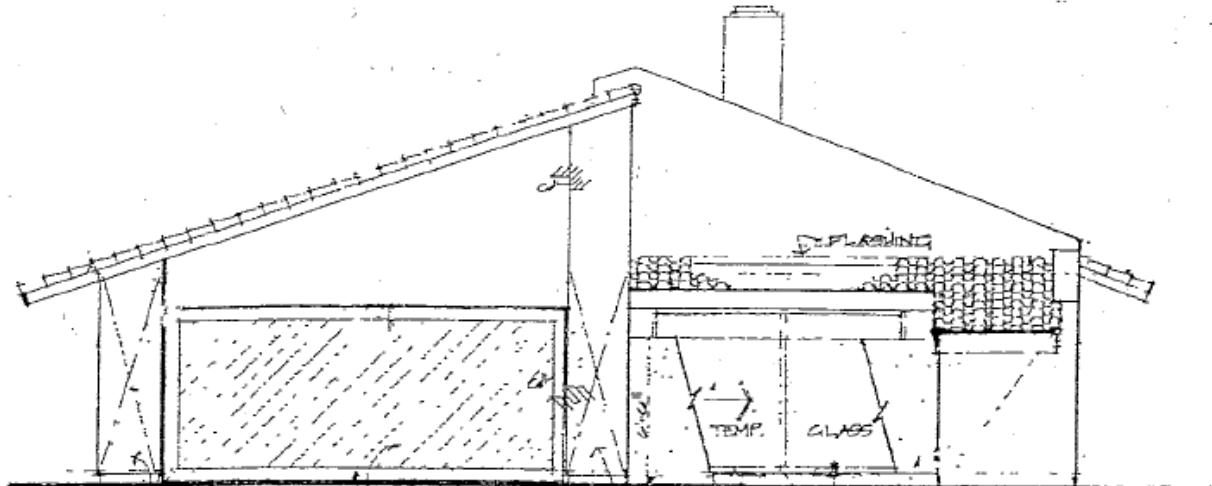
- 7.1 The stucco walls of the master bedroom extension shall match the existing stucco walls in texture and color.
- 7.2 The wood fascia of the master bedroom extension shall match the existing wood fascia in size and color.

8.0 CONSTRUCTION PLANS

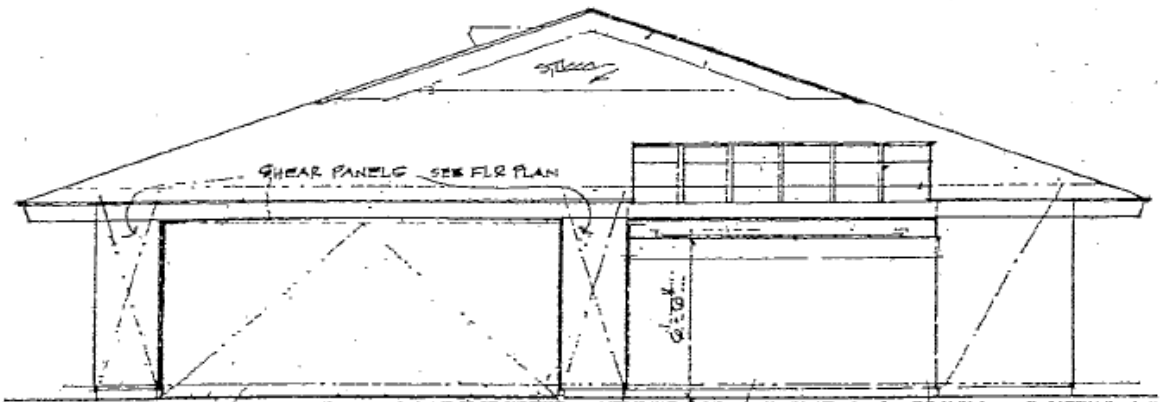
- 8.1 Prior to the issuance of a Mutual Consent for Manor Alteration(s) a complete set of unit specific plans prepared by a California licensed architect or structural engineer depicting the proposed master bedroom extension must be submitted to the Manor Alterations Department located in the Laguna Woods Community Center. The plans must be in accordance with the requirements of this standard and must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the master bedroom extension.

9.0 LANDSCAPE, DRAINAGE AND IRRIGATION REVISIONS

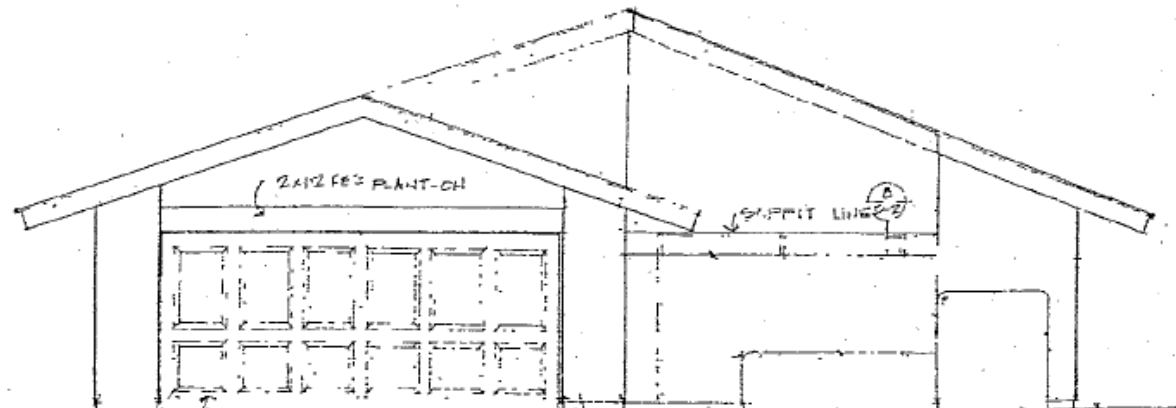
- 9.1 All required landscape, drainage and irrigations revisions to accommodate the master bedroom extension must be performed by the Mutual's Landscape Division as a chargeable service to the Mutual member(s).



FRONT ELEVATION A



FRONT ELEVATION B



FRONT ELEVATION C