



OPEN MEETING

REGULAR MEETING OF THIRD LAGUNA HILLS MUTUAL ARCHITECTURAL CONTROLS AND STANDARDS COMMITTEE*

**Monday, April 10, 2023 – 1:30 p.m.
Laguna Woods Village Board Room/Virtual Meeting
24351 El Toro Road, Laguna Woods, California**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings and submit comments or questions virtually using one of the following options:

1. Join the committee meeting via a Zoom link at: <https://us06web.zoom.us/j/93156707417> or by calling 669-900-6833 Webinar ID:93156707417.
2. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Your name and unit number must be included.

NOTICE AND AGENDA

This Meeting May Be Recorded

1. Call Meeting to Order
2. Approval of the Agenda
3. Approval of the Meeting Report for February 27, 2023
4. Remarks of the Chair
5. Member Comments - (*Items Not on the Agenda*)
6. Response to Member Comments
7. Department Head Update
8. Consent Calendar: *All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.*
 - a. Over-The-Counter Variances - None
9. Variance Requests
 - a. 5569-B: Variance for a 13'-8" x 6'-4" laundry room addition on side patio common area
 - b. 3150-C: Variance to retain six vinyl posts, fence, and gate around the rear patio slab on common area

- c. 3213-D: Variance for the front patio slab 16' extension and installation of a vinyl fence surrounding the extension
- d. 3364-2F: Variance for installing condenser on balcony stucco wall

10. Items for Discussion and Consideration

- a. Revision to Architectural Standard 41: Solar Panels, 1 Story Buildings
- b. Reenact Architectural Standard 41A (Previously 45) Solar Panels, 2 Story Buildings and 3 Story Buildings
- c. Revision to Architectural Standard 31: Washer and Dryer Installations

11. Items for Future Agendas

- a. Updated Resale Inspection Fees
- b. Updated Alteration Fees
- c. Contractor Violations Policy
- d. Change Contractor Work Hours to Monday-Saturday 8-5; only Holidays are Thanksgiving Day, Christmas Day, and New Year's Day
- e. Revise Mutual Consent Packet to be more User-Friendly and Create / Update Contractor Package.
- f. Revise and/or Justify Levels of Contractor Certificate of Liability Insurance
- g. Work with City of Laguna Woods to Streamline all aspects of Alterations to lessen confusion

12. Committee Member Comments

13. Date of Next Meeting: Monday, May 08, 2023 at 1:30 p.m.

14. Adjournment

*A quorum of the Third Board or more may also be present at the meeting.

Jim Cook, Chair
Baltazar Mejia, Staff Officer
Telephone: 949-597-4616



OPEN MEETING

**REGULAR MEETING OF THIRD LAGUNA HILLS MUTUAL
ARCHITECTURAL CONTROLS AND STANDARDS COMMITTEE***

**Monday, February 27, 2023 – 9:30 a.m.
Laguna Woods Village Board Room/Virtual Meeting
24351 El Toro Road, Laguna Woods, California**

REPORT

COMMITTEE MEMBERS PRESENT: Jim Cook – Chair, Ralph Engdahl, Nathaniel Ira Lewis, Cris Prince, Advisors: Michael Butler, Lisa Mills (arrived at 10:00 a.m.), Mike Plean

COMMITTEE MEMBERS ABSENT: Cush Bhada (excused), Andy Ginocchio (Alternate-excused)

STAFF PRESENT: Bart Mejia – Maintenance & Construction Assistant Director, Mike Horton – Manor Alterations Manager, Abraham Ballesteros – Inspector II, Manor Alterations (arrived at 9:37 a.m. via Zoom), Josh Monroy – Manor Alterations Coordinator

1. Call Meeting to Order

Chair Cook called the meeting to order at 9:30 a.m.

2. Approval of the Agenda

Hearing no objection, the agenda was approved by consent.

3. Approval of the Meeting Report for January 23, 2023

Hearing no objection, the meeting report was approved by consent.

4. Remarks of the Chair

Chair Cook advised those present that the Third Architectural Controls and Standards Committee has been moved to the 2nd Monday of every Month at 1:30 p.m. in the Board and via Zoom in order to better fit the needs for variance approvals.

5. Member Comments - (Items Not on the Agenda)

None.

6. Response to Member Comments

None.

7. Department Head Update

Mr. Mejia introduced Mike Horton the new Manor Alterations Manager. Mr. Horton provided background on his experience and expertise.

- 8. Consent Calendar:** All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

No items on the Consent Calendar for this meeting.

9. Variance Requests

None.

10. Items for Discussion and Consideration

- a. Revision to Architectural Standard 41: Solar Panels, 1 Story Buildings

Mr. Mejia left the meeting at 9:39 a.m.

Chair Cook advised those present that on March 3rd the corporate attorneys will be doing a drive around of the Third Mutual to review restrictions for limited construction on common area, and exclusive use common area.

Mr. Mejia returned to the meeting at 9:43 a.m.

Mr. Mejia introduced the item and answered questions from the Committee. The Committee suggested revisions to Section 2.17 to address the different types of roofs, warranties and complete re-roofing. The Committee suggested that Section 3.7 be omitted as VMS does not

verify discontinued use of solar panels. The Committee suggested that Section 2.9 be revised to read "distances as required by code". The Committee suggested that Section 2.16 be revised to remove the requirement prohibiting leasing. The Committee suggested that a new section be added to address battery locations.

Mr. Mejia informed the Committee that the processing fee for solar panels can be postponed along with Standard 41 or voted on separately.

A motion was made to recommend the Third Board approve the Alteration Application Processing fee for solar panels. Hearing no objection, the motion was approved by consent.

b. Reenact Architectural Standard 41A (Previously 45) Solar Panels, 2 Story Buildings

Postponed till next month.

11. Items for Future Agendas

- a. Revised Resale Inspection Fee Schedule
- b. Under 32 SF and Under 100 SF Asbestos Abatement To Be Performed As a Chargeable Service
- c. Incentive to Upgrade Pipes in Walls
- d. Revision to Architectural Standard 41: Solar Panels, 1 Story Buildings
- e. Reenact Architectural Standard 41A (Previously 45) Solar Panels, 2 Story Buildings

12. Committee Member Comments

- Advisor Mills asked for an update on the water heater replacement process.
- Director Ira Lewis provided clarification on 11d. Third Mutual is looking to abandon pipes in concrete slab and looking for a complete re-pipe while bringing it to code.

13. Date of Next Meeting: March 13, 2023 at 1:30 p.m.

14. Adjournment

The meeting was adjourned at 11:10 a.m.


James C Cook (Mar 2, 2023 12:21 PST)

Jim Cook, Chair

Jim Cook, Chair
Baltazar Mejia, Staff Officer
Telephone: 949-597-4616

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Third ACSC – April 10, 2023

Variance Requests

Agenda Item #9	Manor Address	Description of Request	Summary of Request and Staff Recommendation (*)
A	5569-B	13'-8" x 6'-4" Laundry room addition on side patio common area	<p>1. 5569-B is one of two manors at building 5569.</p> <p>2. Condo plan 11 does not show the side patio present.</p> <p>3. Proposed laundry room addition will be in common area and will be built on a reduced side patio slab. Room addition will be 87 sqft.</p> <p>4. Existing cement slab, measuring 16'-5"x6'-4", will be removed and a new cement slab will be poured to measure 13'-8"x6'-4".</p> <p>5. "Tile on side patio" from 1985 is the only mutual consent on file for the side patio.</p> <p>6. Member has been contacted and has not produced any other mutual consent.</p> <p>Staff Recommendation: Approve</p>
B	3150-C	Retain six vinyl posts, fence, and gate around the rear patio slab on common area	<p>1. 3150-C is at end of a three-manor building.</p> <p>2. Owner wishes to retain the vinyl fence and gate in common area.</p> <p>3. The rear patio is adjacent to a walkway leading to B3149.</p> <p>4. Mutual Consent 22-2064 was approved on 11/21/22 for vinyl fence and gate to be installed within the exclusive use rear patio but failed final inspection when the third inspection noticed the vinyl posts were installed in common area.</p> <p>5. A correction noticed was issued on 1/23/23 for the vinyl fence and gate installed on common area to either be removed, relocated into exclusive use rear patio, or apply for a variance to retain.</p> <p>6. Vinyl gate opens on to common area. Standard 17.2.3 "Gates may be installed that open into limited common area; also where limited access to entryways does not obstruct necessary access to common areas."</p> <p>Staff Recommendation: Approve</p>
C	3213-D	Front patio slab extension and installation of a vinyl fence surrounding extension	<p>1. 3213-D is at the end of the street.</p> <p>2. A mutual consent was approved 1/12/1976 for the front patio slab.</p> <p>3. The existing front patio slab along with the front walk way would be demolished and a new 4" concrete slab will be poured.</p> <p>4. Requested patio slab extension is for 16' Total dimensions of the newly poured concrete slab would be 19'-8 5/8" x 32'- 0 3/8" within a vinyl fencing.</p> <p>5. Existing wood fence will be removed. New Vinyl fencing will be installed following Standard 45 to be 5' tall.</p> <p>6. Landscaping and sprinklers will be removed to accommodate for the patio slab extension.</p>

Manor 5569-B



ATTACHMENT 1
VARIANCE REQUEST
FORM

MANOR # 5569B

☐ ULWM

☒ TLHM

Variance Request Form

SA SA21764717

Model: Casa Siena	Plan: 11	Date: 1-15-2023
Member Name: <u>Touching Lee</u>	Signature: [Redacted]	
Phone: [Redacted]	E-mail: [Redacted]	
Contractor Name/Co: <u>Paul Lee/Caleb</u>	Phone: <u>562-572-3896</u>	E-mail: <u>pauljae@gmail.com</u>
Owner Mailing Address: <u>5569 B Luz Del Sol Laguna Woods CA 92637</u> (to be used for official correspondence)		

Description of Proposed Variance Request ONLY:

Room ADDITION OF 87 sq ft For Laundry

Dimensions of Proposed Variance Alterations ONLY:

13'-8" x 6'-4" For Laundry Addition
in the side yard behind the Garage

FOR OFFICE USE ONLY

RECEIVED BY: _____ DATE RECEIVED: _____ Check# _____ BY: _____

Alteration Variance Request

Complete Submittal Cut Off Date:

Check Items Received:

- ☐ Drawing of Existing Floor Plan
- ☐ Drawing of Proposed Variance
- ☐ Dimensions of Proposed Variance
- ☐ Before and After Pictures
- ☐ Other: _____

Meetings Scheduled:

Third AC&S Committee (TACSC): _____

United M&C Committee: _____

Board Meeting: _____

☐ Denied

☐ Approved

☐ Tabled

☐ Other _____

ATTACHMENT 2
PHOTOS

5569-A
garage man
door.

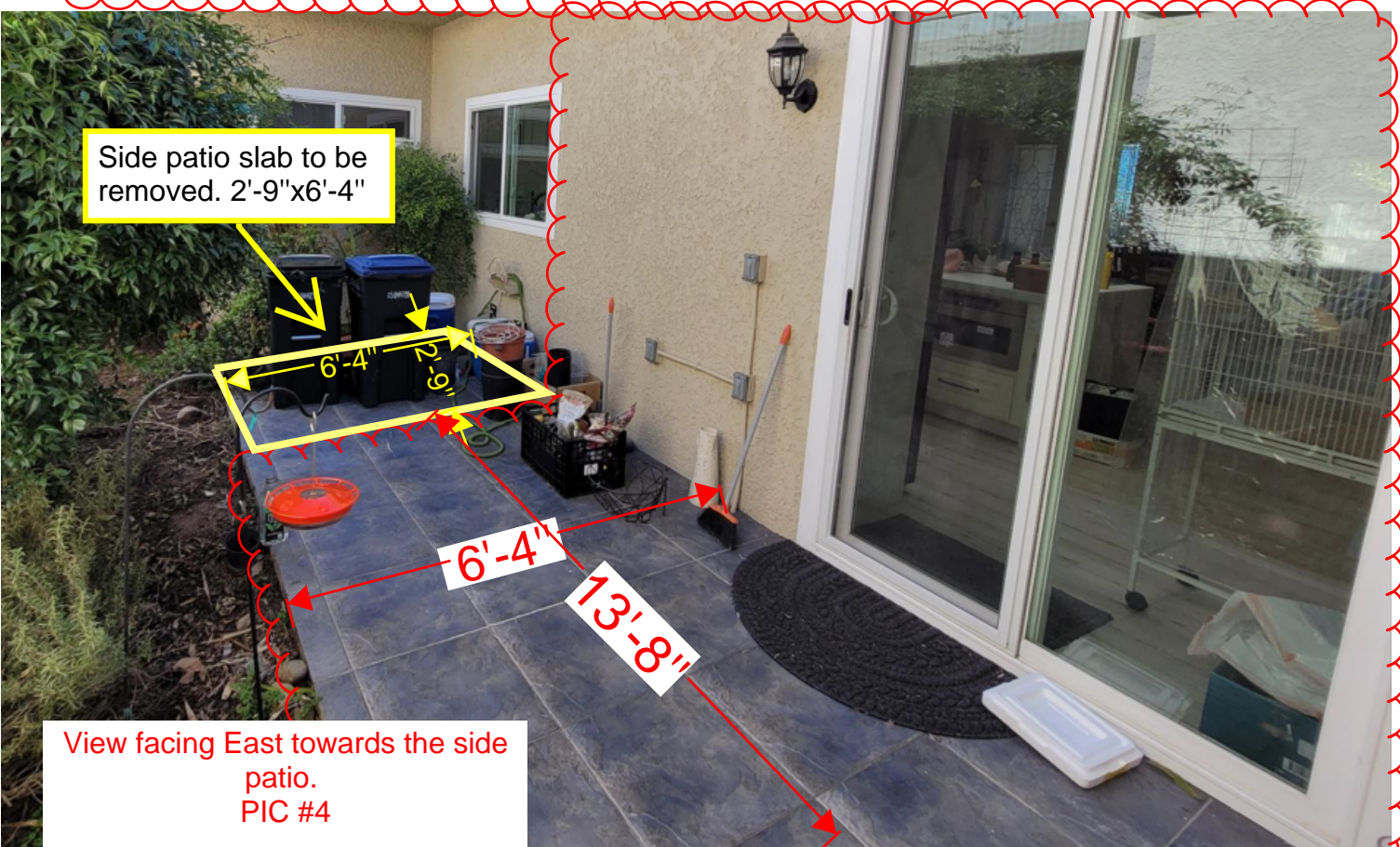
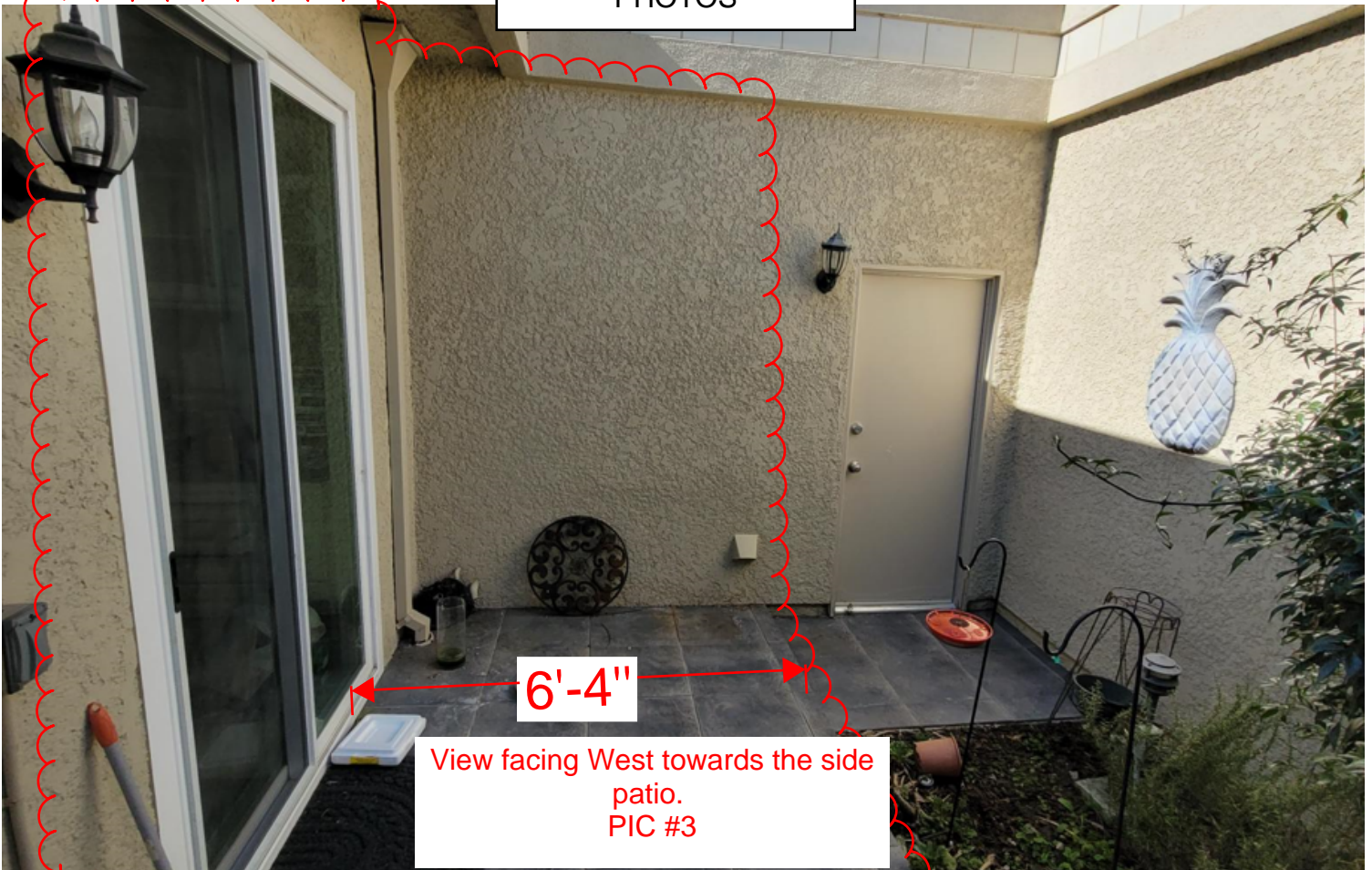
Proposed location for
room addition

View facing West towards the side
patio.
PIC #1



View facing West towards the side
existing patio.
PIC #2

ATTACHMENT 2
PHOTOS

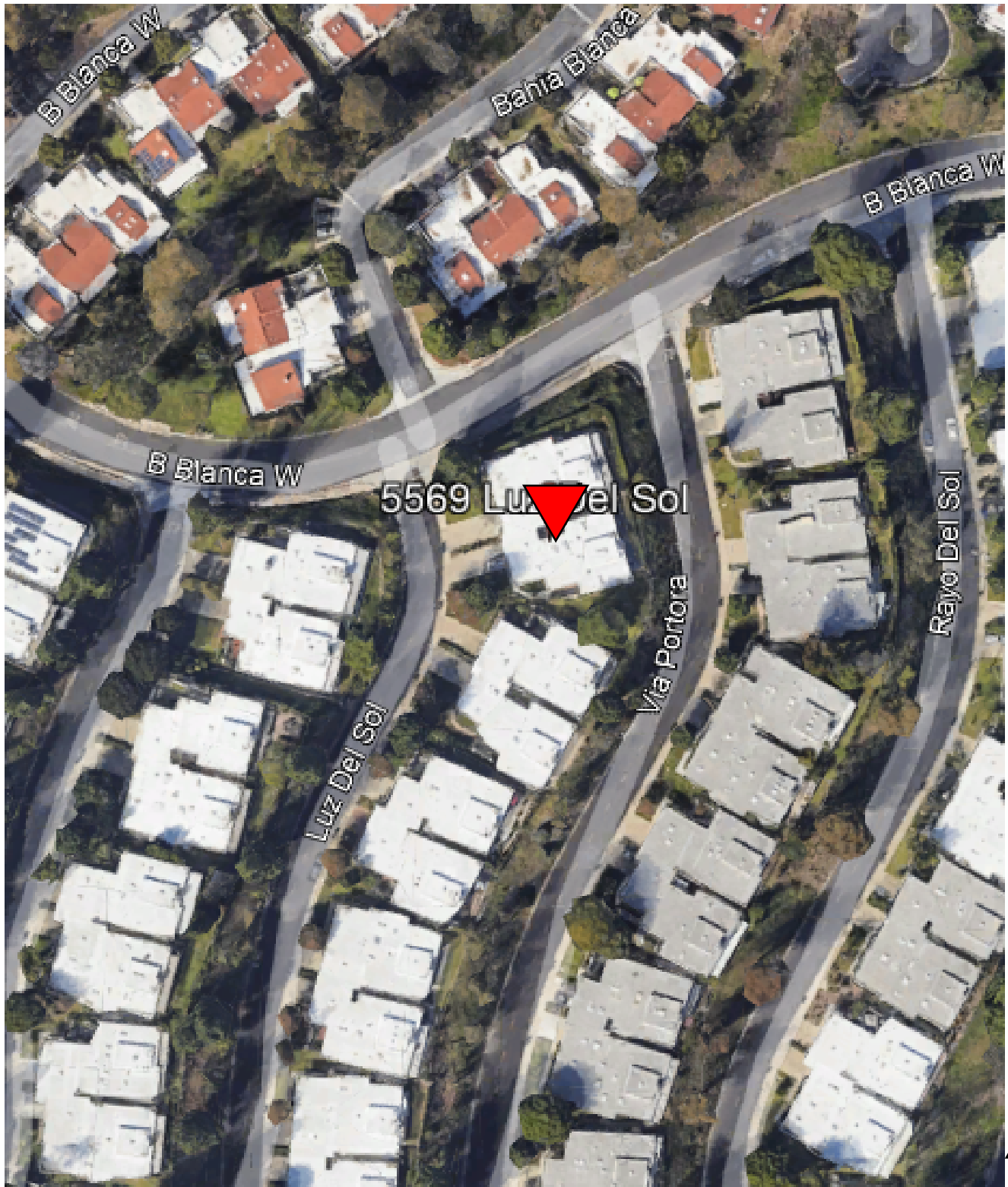


ATTACHMENT 3
AERIAL

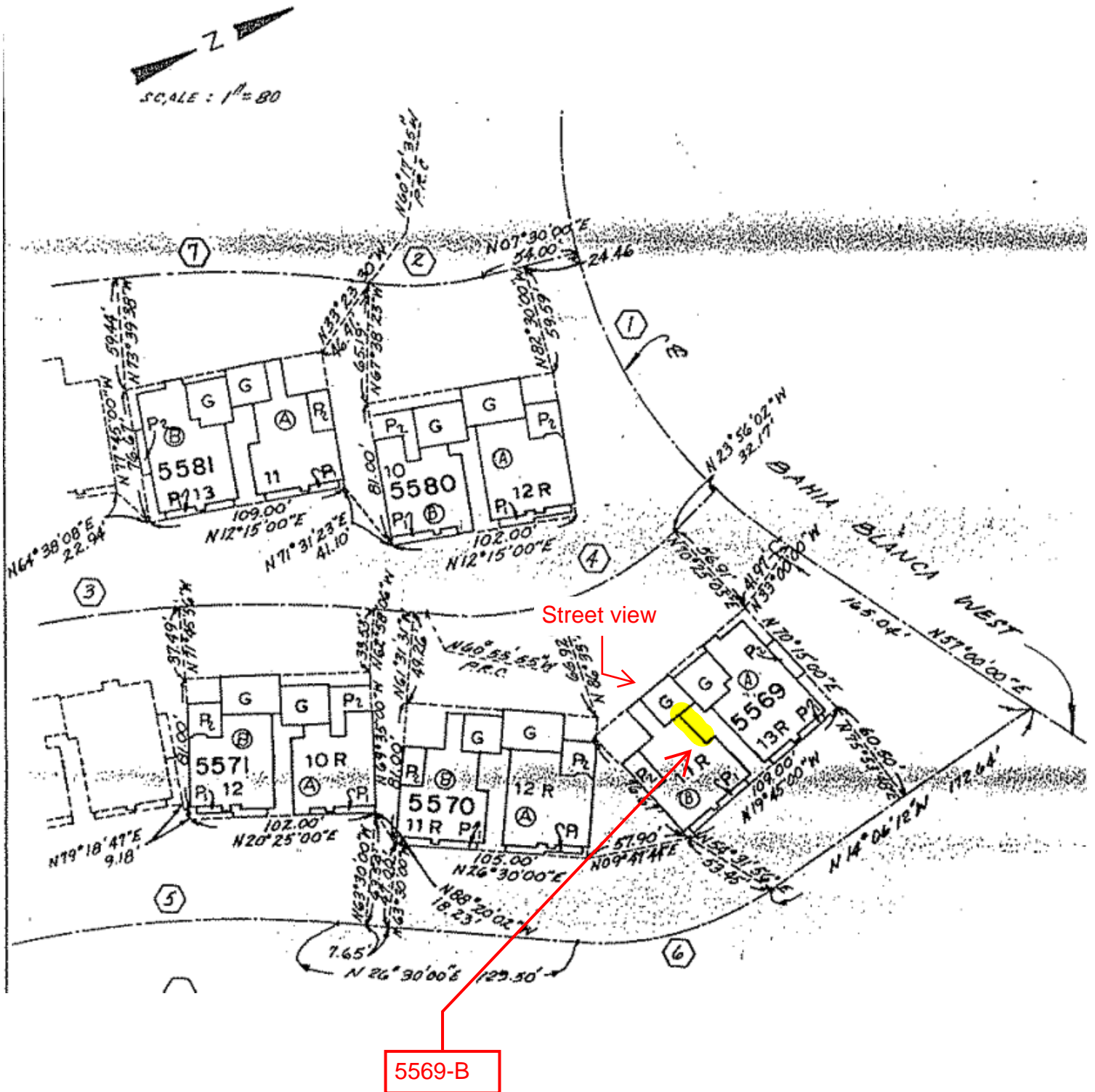
5569-B
Luz Del Sol



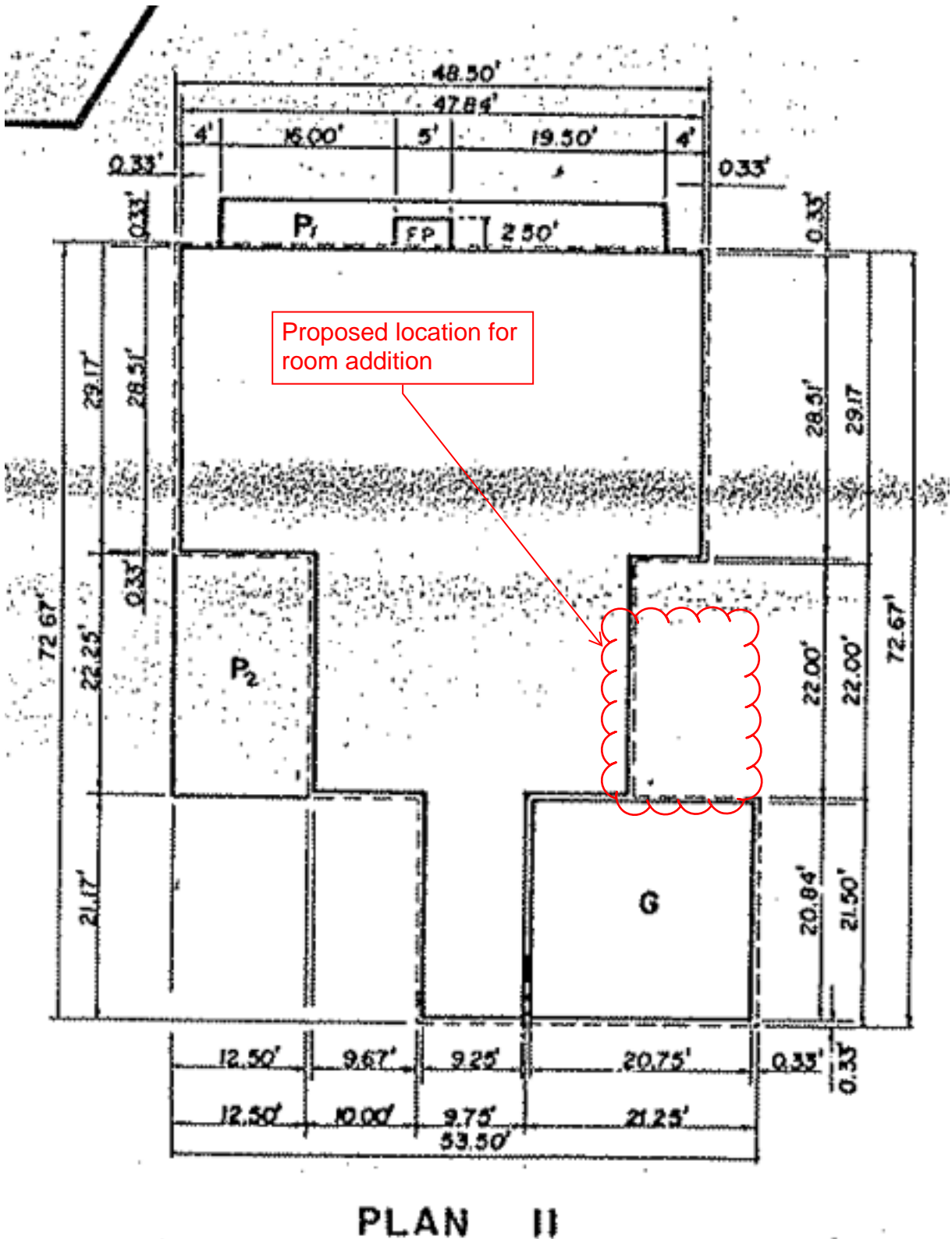
SYMBOL DENOTES LOCATION OF MANOR



ATTACHMENT 3 LOCATION MAP



ATTACHMENT 3
TRACT MAP



Actual floor plan is reversed.



1. 5569-B is one of two manors at building 5569.
2. Condo plan 11 does not show the side patio present.
3. Proposed laundry room addition will be in common area and will be built on a reduced side patio slab. Room addition will be 87 sqft.
4. Existing cement slab, measuring 16'-5"x6'-4", will be removed and a new cement slab will be poured to measure 13'-8"x6'-4".
5. "Tile on side patio" from 1985 is the only mutual consent on file for the side patio.
6. Member has been contacted and has not produced any other mutual consent.

ATTACHMENT 4 EXISTING FLOOR PLAN

SHEET NO.
A1

GENERAL CONSTRUCTION NOTES

1. All construction and workmanship shall conform to the following codes, including local ordinances:
California Building Code 2019
California Green building standard code 2019
California Mechanical Code 2019
California Plumbing Code 2019
California Electrical Code 2019
California Energy Code 2019
2. Contractor must check all dimensions, framing conditions and data conditions before starting work. Architect/Engineer shall be notified immediately of any discrepancies or possible deficiencies.
3. Dig Alert is required all work that requires excavation. Proof of 911 must be provided at permit issuance.
4. All construction waste will be recycled at a minimum of 65%.
5. Inspections are required within every 180 days or active permit will expire.
6. All active plan checks will expire if permit is not pulled within one year of plan approval from building and safety unless an extension is submitted to the city and approved by the city building and safety.
7. 2019 Calgreen Residential Mandatory Measures on the plans- a Supplement to the 2018 Calgreen Code is in place (effective July 1, 2019)

WOOD FRAME

1. All structural lumber shall be Douglas fir larch, conforming to Standard Grading Rules for west coast lumber, No. 16, unless noted otherwise. Lumber design criteria shall be in accordance with USC Table 23-1.
2. All wood bearing on concrete or masonry shall be pressure treated Fir.
3. Each sheet of plywood shall be identified by a registered stamp or brand of the American Plywood.
4. Nails shall be common or box. Nailing shall be per Table 23-1-B-1 of the 2001 CBC unless noted otherwise.
5. Top plates of all stud walls shall be 2 pieces the same size as studs. Splices shall top 4' min. and shall be nailed.
6. Provide 2x solid blocking between joists and rafters at all supports. Blocking shall be one piece and the full depth of the joist or rafter.

ELECTRIC

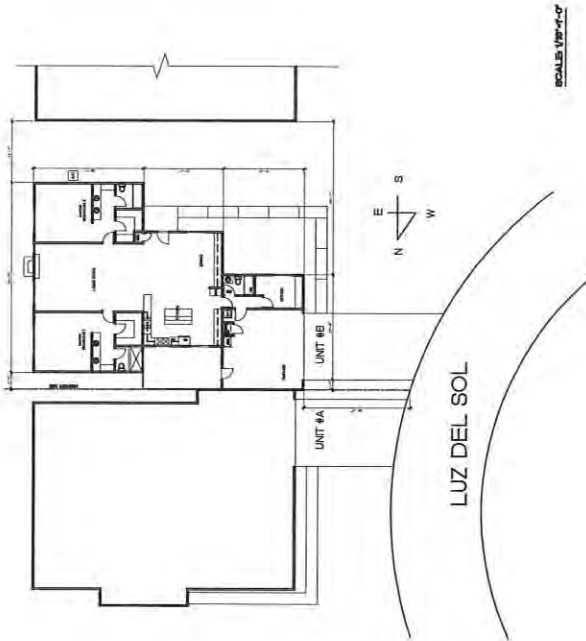
1. Provide Electrical Main panel location and main service size and load calculations (CEC 110.26)
2. Provide Arc Fault notes and GFCI locations noted on the plans. Locations and sizes of outlets, fixtures, switches, smoke detectors, height and dimensions
3. Provide bathrooms a minimum of (1) 20-amp circuit receptacle outlet. Such circuit shall have no other outlets.
4. (2) 20-amp circuits are required for general appliance use in kitchen.
5. Outdoor lighting attached to the building must be high-efficacy AND controlled by motion sensor AND photocell.
6. Provide electrical line diagram.

MECHANICAL

1. Provide FAU location with dimensions and details if in attic provide structural analysis for installation
2. Provide quick disconnect and detail for HVA coil
3. Provide register and return air grill locations and fire dampers as needed
4. For new HVAC system provide compliance documentation for the 2016 California Energy Code.

PLUMBING

1. Provide plumbing schedule and details and line diagrams for plumbing and venting for new line runs.
2. Provide roof cross section with plumbing penetration and detail on water proofing
3. Provide shower/tub cross section with proper water proofing backing and
4. New water closet to be "ULTRA LOW FLUSH" type with 1.2 GPM max/flush.
5. Shower heads and kitchen faucet to be 1.8 GPM max. flow set by Calgreen 4.303.
6. Sink faucets to be 1.2 GPM max. flow set by Calgreen 4.303.
7. SBA07 requires replacement of all noncompliant plumbing fixtures built on or before 1/1/1994
8. EXHAUST FANS IN BATHROOMS TO BE HUMIDITY CONTROLLED PER CALGREEN 4.506.1
9. EXISTING DWELLING IS NOT EQUIPPED WITH FIRE SPRINKLERS



SHEET INDEX		COVER SHEET WITH SITE PLAN AND GENERAL NOTES
A1		EXISTING FLOOR PLAN AND GENERAL NOTES
A2		PROPOSED PLAN
A3		PLUMBING/ELECTRICAL PLAN
A4		SECTIONS AND ELEVATION
A5		DETAILS
A6		CALGREEN RESIDENTIAL MANDATORY MEASURE 2018
A7 A		CALGREEN RESIDENTIAL MANDATORY MEASURE 2018
A7 B		TITLE 24
T1		TITLE 24
T2		TITLE 24
T3		TITLE 24

A2

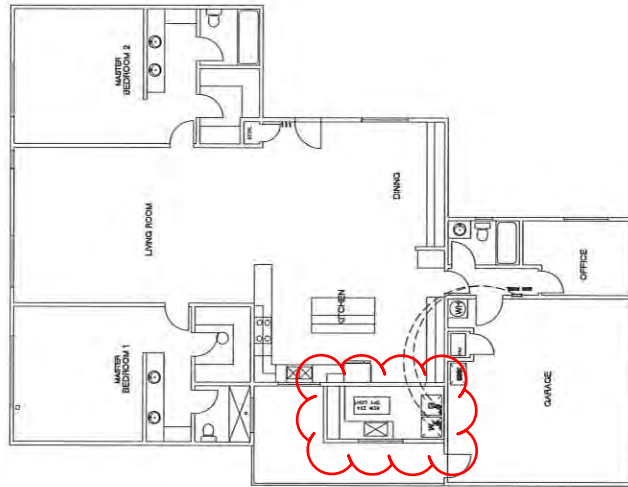


#	EQUIPMENT	DESCRIPTION
1	WASHER AND DRYER	120V 130 KW/YEAR / 220V 500KW/YEAR

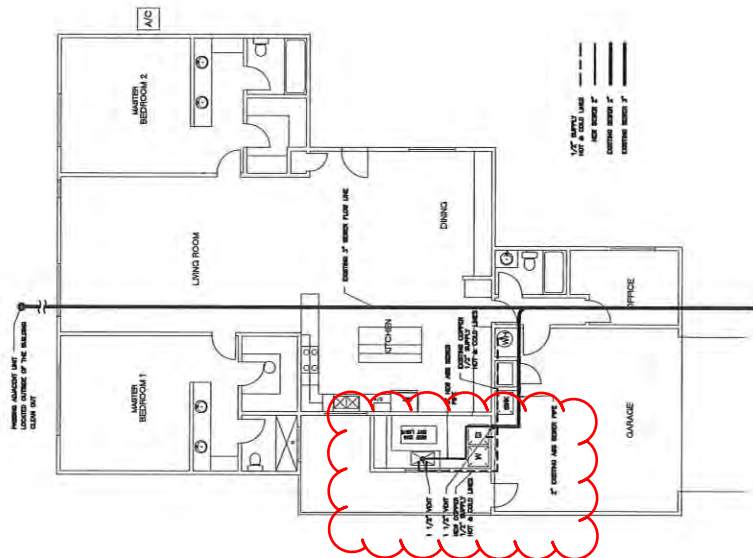
ATTACHMENT 4 PROPOSED FLOOR PLAN

SHEET NO.
A4

ELECTRICAL PLAN

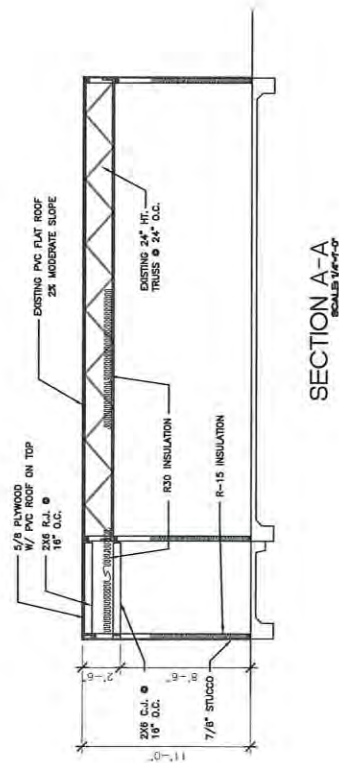
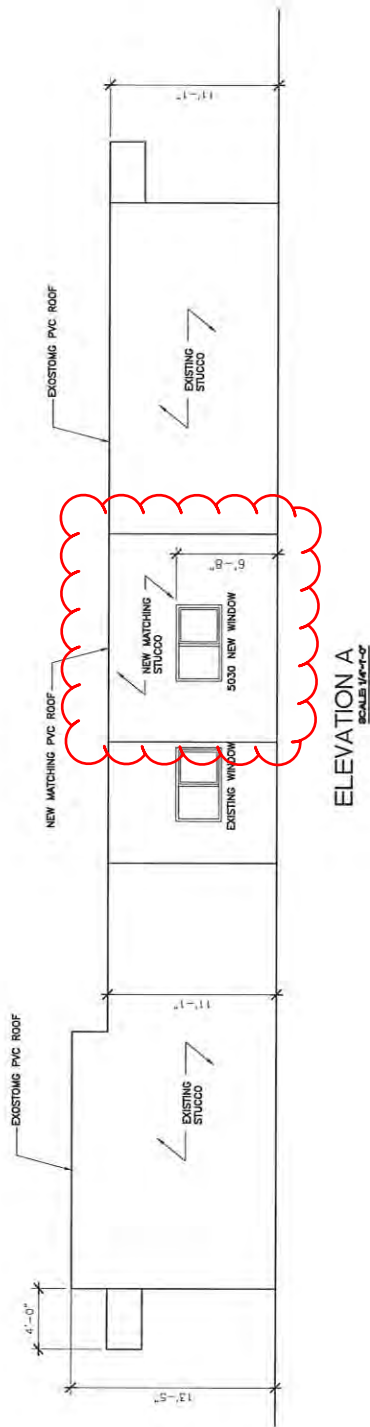


PLUMBING PLAN



ATTACHMENT 4 PROPOSED FLOOR PLAN

SHEET NO.
A5



CONDITIONS OF APPROVAL

Manor: 5569-B

Variance Description: 13'-8" x 6'-4" Laundry room addition on side patio common area

A Variance for Alterations has been granted at the above manor, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or disciplinary action taken against the Member.

Manor-Specific Conditions:

A. General Comments:

- A.1. Due to this approval involving the use of Common Area, the member shall provide to Manor Alterations a copy of the Grant Deed and Legal Description for the unit, prior to application for Mutual Consent for Demolition and Alteration, for use in preparation of the "Recordable Common Area Exclusive Use Revocable License" as mentioned in Section G General Conditions.
- A.2. This approval does not change the number of bedrooms or the original maximum occupants permitted in the Unit.
- A.3. The Member shall provide plans, specifications, and calculations from a duly licensed architect or structural engineer to conform to the Building Code for all foundation, framing, and beam additions for the work of this variance.
- A.4. A City of Laguna Woods Building Permit will be required and provided to Manor Alterations to verify all code requirements for new or modified structural components, and shoring have been satisfied.

B. Requirements for Mutual Consent for Alterations:

- B.1. Prior to the Issuance of a Mutual Consent for Alterations, a complete set of unit specific plans, specifications and calculations prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.

- B.2. Prior to the Issuance of a Mutual Consent for Manor Alterations, an acoustical impact report shall be prepared by a licensed acoustics engineer regarding the proposed improvement and must be submitted to the Division office located in the Laguna Woods Village Community Center for consideration and approval by Manor Alterations Division.
- B.3. Prior to the Issuance of a Mutual Consent for Alterations, the Member must have conducted an inspection of the waste lines, by a VMS Plumber, to assure no repairs are needed. The inspection will be a chargeable service to the Member. Inspection appointments are to be made with Resident Services, by authorized persons only. Findings from the video inspection will be recorded on the chargeable service ticket for Alterations staff to review.
- B.4. Prior to the Issuance of a Mutual Consent for Alterations, if required, the Member shall verify with Plumbing if the manor plumbing has been treated with an ePIPE Epoxy Barrier, to assure that Mutual property is appropriately addressed during construction. Any repair or connection to the epoxy coated pipe should be performed in such a manner that the repair or the remodel of the existing system does not damage the epoxy barrier. Before repairing or remodeling any ACE Duraflo epoxy barrier, call 800-359-6369 to ensure the proper technique is used for the specific repair or remodel.
- B.5. Prior to the issuance of a Mutual Consent for Alterations, if required, a Mutual Roof Alteration Notification ("Tie-In Form") must be submitted to the Division. All roof tie-ins must be performed by a C-39 Licensed Contractor. The Member may hire a C-39 Licensed Contractor of his/her own choice to perform roof tie-ins for the installation of solar panels on all roof types except PVC Cool Roofs. For PVC Cool Roofs, regardless of the roof type, all tie-ins must be performed by the Mutual's roofing contractor at the Member's expense. All tie-ins may only be made to sound structural elements. Existing structural elements proposed to be tied to, which exhibit signs of dry rot or other structural defects, must first be replaced or repaired at the Member's expense during construction of the improvement.
- B.6. Prior to the issuance of a Mutual Consent for Manor Alterations, the Member shall request a Broadband infrastructure inspection to assure that Mutual property is appropriately identified in order to be addressed during construction.

C. Requirements for Final Inspection by Manor Alterations:

- C.1. Prior to Final Inspection by Manor Alterations, a scanned copy of the City-Approved and Stamped plan set shall be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict the work as completed and approved by the City, including all structural and architectural modifications.
- C.2. Prior to Final Inspection by Manor Alterations, all altered exterior surfaces should match the Building texture and color; the approved colors and materials are available at Resident Services, located at the Community Center first floor.

General Conditions:

G. General Conditions

- G.1. No improvement shall be installed, constructed, modified or altered at 5569-B, ("Property") within the Third Laguna Hills Mutual ("Mutual") without an approved Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Member or Members ("Member") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
- G.2. Member hereby consents to and grants to the Mutual and the Maintenance and Construction Department, and their representatives, a right of entry upon the Property, with reasonable notice, to inspect the permitted improvements, and for their representatives and contractors to remedy any violation upon the Property, including, but not limited to, unauthorized disturbance of regulated materials, removing trash from common areas, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval. Any remedial work performed on behalf of the manor owner as a result of violations to Mutual policy and/or regulatory violations will be processed as a chargeable service.

- G.3. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 5569-B and all future Mutual Members at 5569-B
- G.4. Member shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Member acknowledges and agrees that all such persons are his/her invitees. Member shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations.
- G.5. Member shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.
- G.6. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com/residents/resident-services> and click on documents and Business Pass Application Instructions) in place to admit contractors and other invitees.
- G.7. Member's contractors and other invitees shall have business signage on vehicles and travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
- G.8. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.
- G.9. Must obtain an approved Mutual Consent application within 180days or 6 months of the variance approval before it is expired.
- G.10. Member(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Common Area Exclusive Use

Revocable License” for a proposed improvement that would utilize any portion of the Mutual’s Common Area. Prior to the issuance of a Mutual Consent for Manor Alterations, that “Recordable Common Area Exclusive Use Revocable License” must be filed with the Orange County Clerk/Recorder.

- G.11. A City of Laguna Woods permit may be required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a City of Laguna Woods permit an applicant must present the appropriate Mutual Consent issued by Manor Alterations to the City. Please complete this step with Manor Alterations prior to submitting an application to the City. Once the City issues a Building Permit, you must submit a copy of the permit with the permit number to Manor Alterations. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.
- G.12. Prior to the issuance of a Mutual Consent for Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.
- G.13. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards, Policies and Guidelines. See <http://www.lagunawoodsvillage.com>.
- G.14. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.
- G.15. During construction, both the Mutual Consent for Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
- G.16. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
- G.17. A dumpster is approved for placement at the location identified by Security

Staff by calling 949-580-1400. All dumpsters must conform to the Policy for Temporary Containers. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.

- G.18. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- G.19. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- G.20. The Mutual Consent for Alterations expires six months after the date of Notice of Approval issued by Manor Alterations, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
- G.21. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
- G.22. Member shall indemnify, defend and hold harmless Third and its officers, directors, committee Members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Member's improvements and installation, construction, design and maintenance of same.

ATTACHMENT 6
RESOLUTION DRAFT

RESOLUTION 03-23-XX

Variance Request

WHEREAS, Mr. Jauching Leu of 5569-B Luz Del Sol, a Casa Siena style manor, requests Architectural Controls and Standards Committee approval of a variance for a 13'-8" x 6'-4" laundry room addition on side patio common area; and

WHEREAS, a Neighborhood Awareness Notice was sent to Members of affected units notifying them that an application to make an alteration to a neighboring unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on April 10, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for a 13'-8" x 6'-4" laundry room addition on side patio common area;

NOW THEREFORE BE IT RESOLVED, on April 18, 2023, the Third Laguna Hills Mutual Board hereby approves the request for a 13'-8" x 6'-4" laundry room addition on side patio common area; and

RESOLVED FURTHER, all costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 5569-B Luz Del Sol and all future Mutual Members at 5569-B Luz Del Sol; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Manor 3150-C



Laguna Woods Village

ATTACHMENT 1
VARIANCE REQUEST
FORMMANOR # 3150-C☐ ULWM☒ TLHM

Variance Request Form

SA SA21764848

Model: <u>El Doble</u>	Plan: <u>PL-303R (B)</u>	Date: <u>12/2/2023</u>
Member Name: <u>Lai-iun Lo</u>	Signature: <u>[Redacted]</u>	
Phone: <u>[Redacted]</u>	E-mail: <u>[Redacted]</u>	
Contractor Name/Co: <u>Home Team</u>	Phone: <u>714-853-9921</u>	E-mail: <u>hometeamfencing.com</u>
Owner Mailing Address: <u>[Redacted]</u> (to be used for official correspondence)		

PAIDDe **Retain** ☒ f Proposed Variance Request ONLY:~~Erect~~ Six vinyl post on common ground next to the patio slab. Cross section of each post is 5"x5".

Dimensions of Proposed Variance Alterations ONLY:

Six vinyl post on common ground.
and Gate

FOR OFFICE USE ONLY

RECEIVED BY: _____ DATE RECEIVED: 2/2/2023 Check# 012002 BY: CCM

Alteration Variance Request

Check Items Received:

- ☐ Drawing of Existing Floor Plan
- ☐ Drawing of Proposed Variance
- ☐ Dimensions of Proposed Variance
- ☐ Before and After Pictures
- ☐ Other: _____

Complete Submittal Cut Off Date:

Meetings Scheduled:

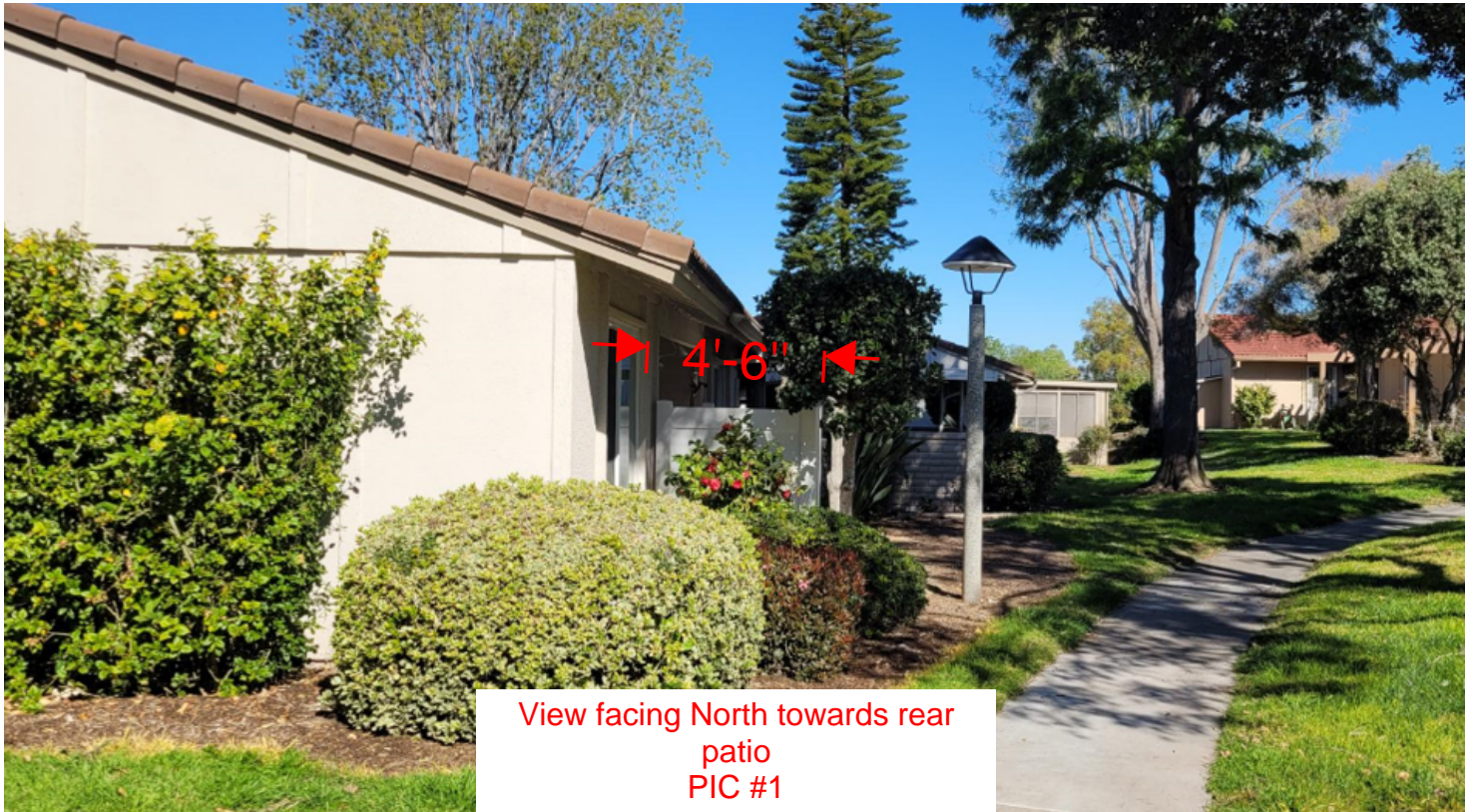
Third AC&S Committee (TACSC): _____

United M&C Committee: _____

Board Meeting: _____

☐ Denied☐ Approved☐ Tabled☐ Other _____

ATTACHMENT 2
PHOTOS



ATTACHMENT 2
PHOTOS



ATTACHMENT 2
PHOTOS

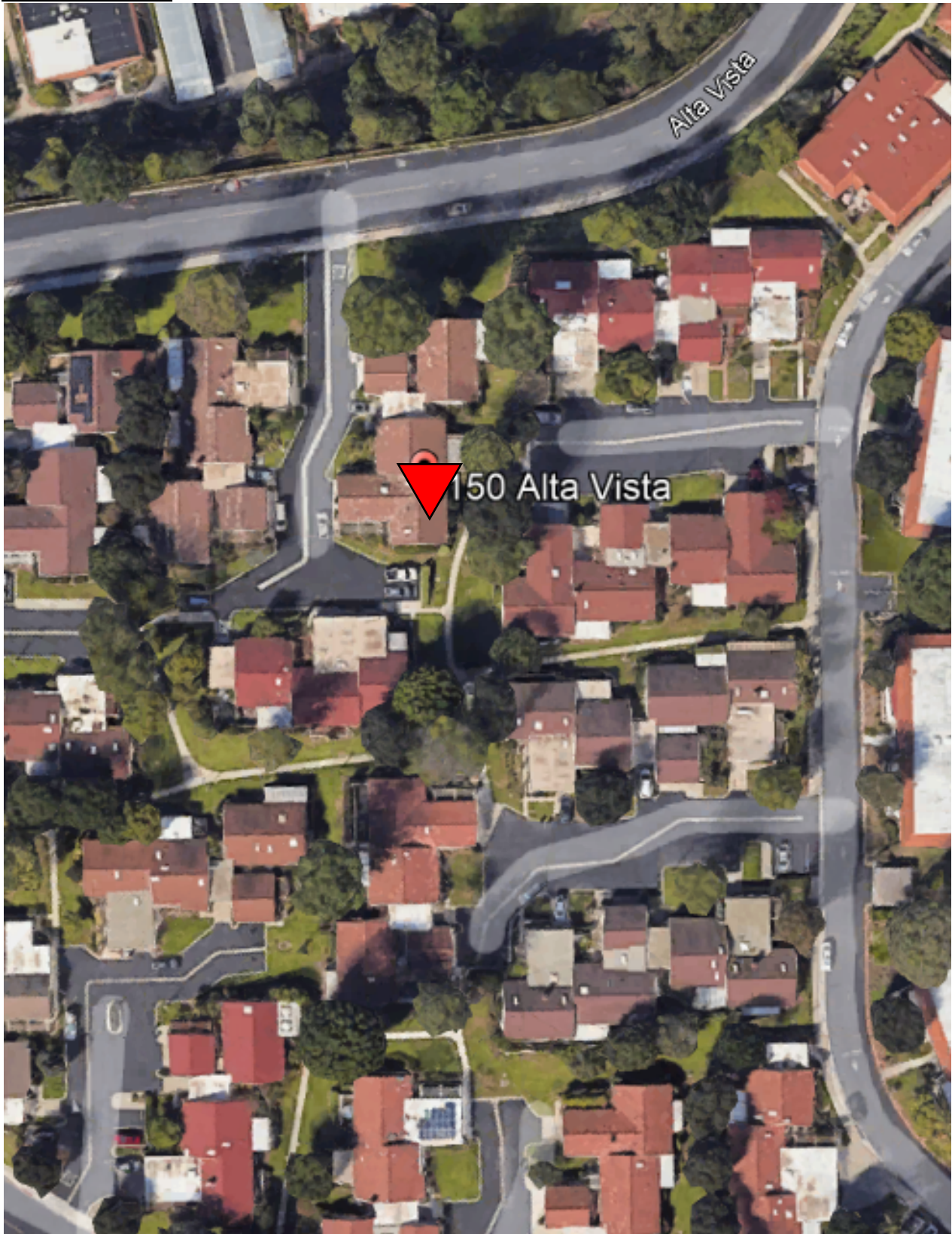


ATTACHMENT 3
AERIAL

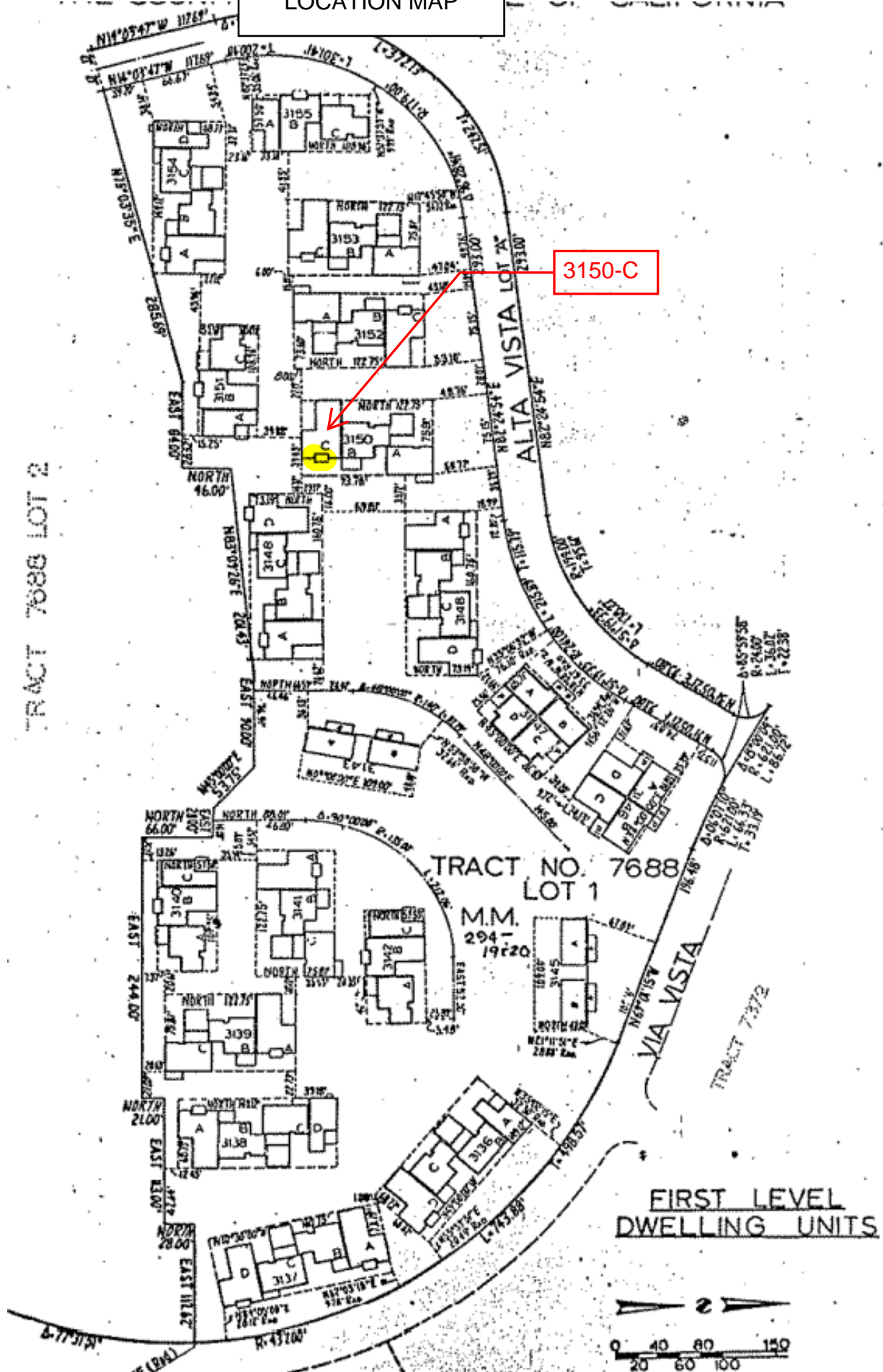
3150-C
Alta
Vista



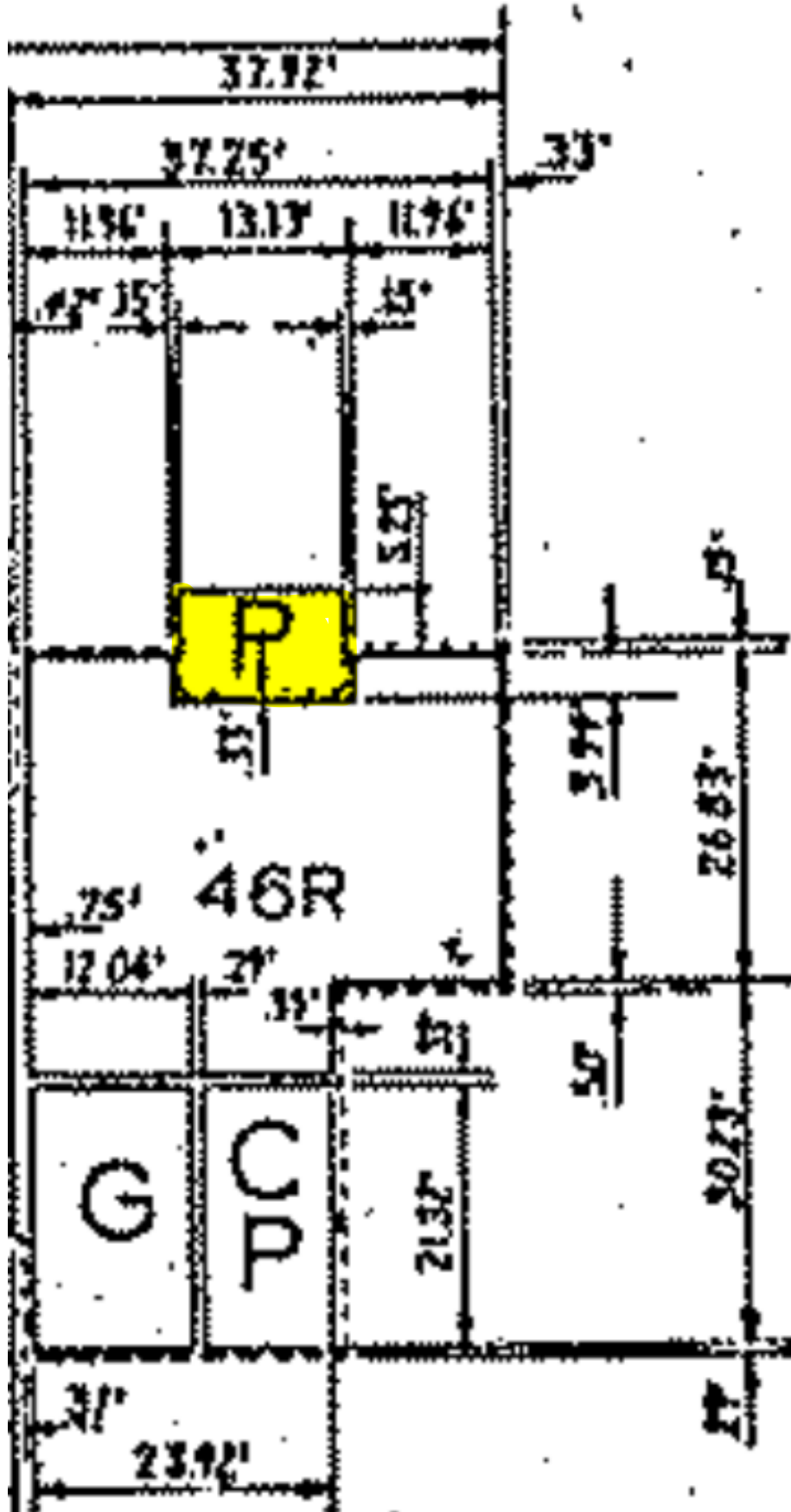
SYMBOL DENOTES LOCATION OF MANOR



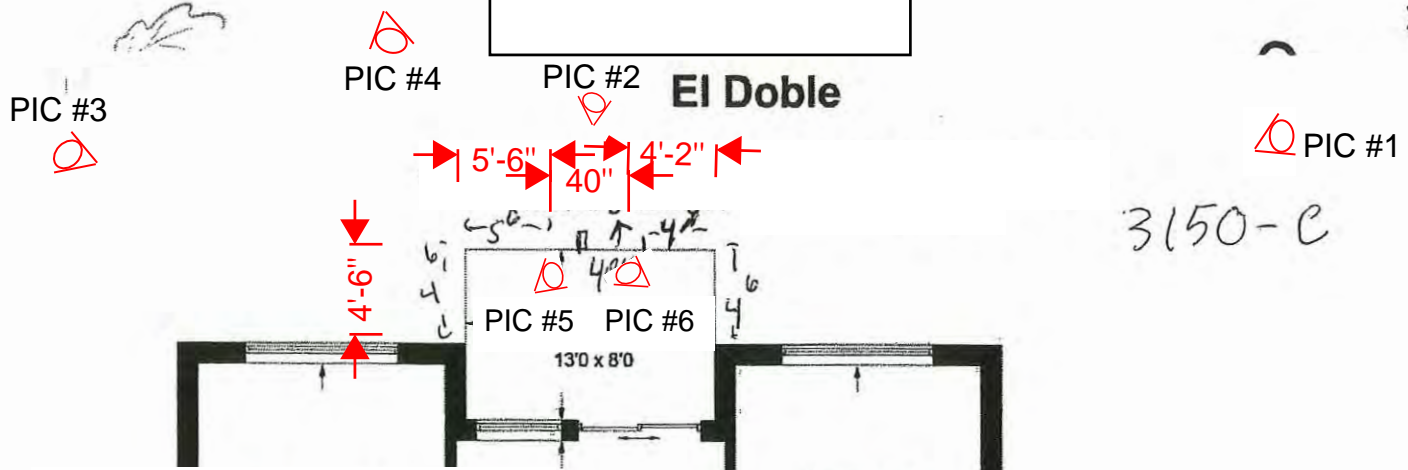
ATTACHMENT 3
LOCATION MAP



ATTACHMENT 3
TRACT MAP

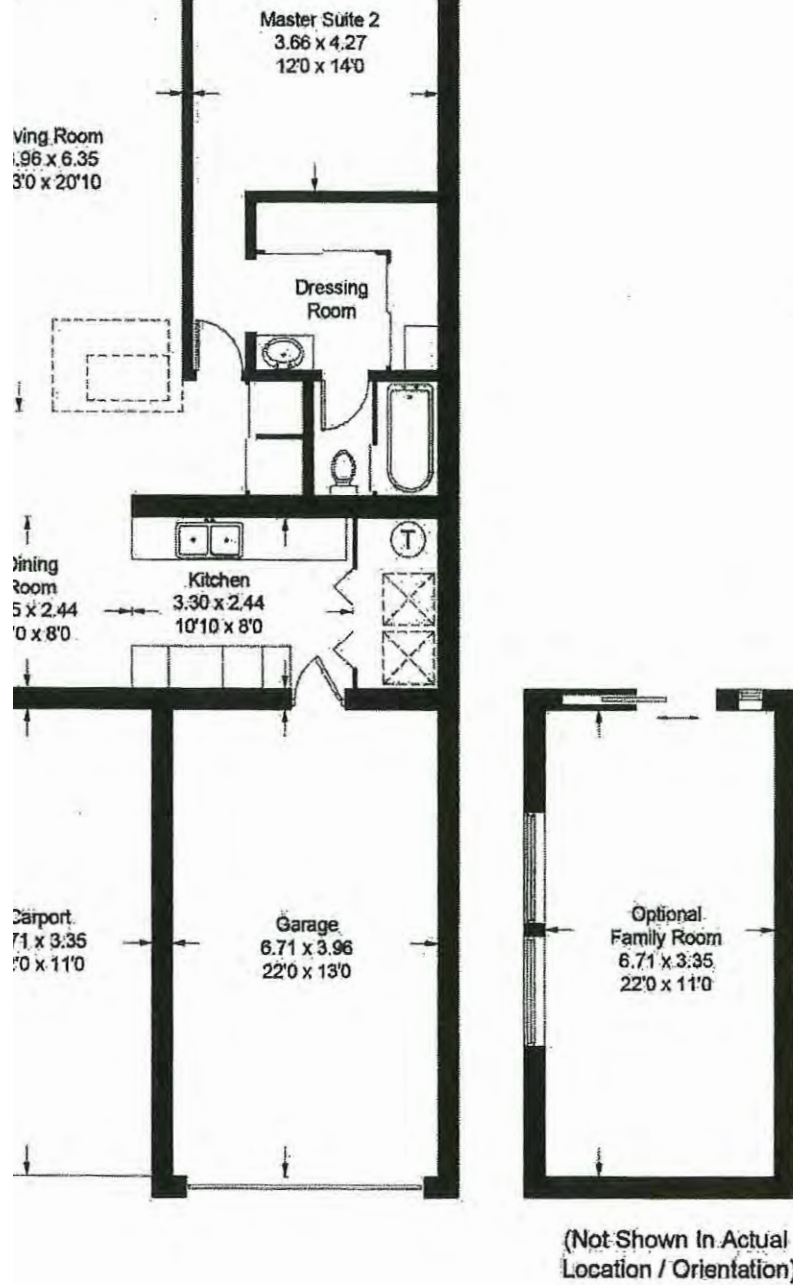


ATTACHMENT 4 EXISTING FLOOR PLAN



GENERAL NOTES:

1. 3150-C is at end of a three-manor building.
2. Owner wishes to retain the vinyl fence and gate in common area.
3. The rear patio is adjacent to a walkway leading to B3149.
4. Mutual Consent 22-2064 was approved on 11/21/22 for vinyl fence and gate to be installed within the exclusive use rear patio but failed final inspection when the third inspection noticed the vinyl posts were installed in common area.
5. A correction noticed was issued on 1/23/23 for the vinyl fence and gate installed on common area to either be removed, relocated into exclusive use rear patio, or apply for a variance to retain.
6. Vinyl gate opens on to common area. Standard 17.2.3 "Gates may be installed that open into limited common area; also where limited access to entryways does not obstruct necessary access to common areas".



For identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2017 (ID367229)

Q Search...

CONDITIONS OF APPROVAL

Manor: 3150-C

Variance Description: Retain six vinyl posts, fence, and gate around the rear patio slab on common area

A Variance for Alterations has been granted at the above manor, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or disciplinary action taken against the Member.

Manor-Specific Conditions:

A. General Comments:

- A.1. An Unauthorized Alteration fee of \$300 will be required to be paid along with the existing application for Mutual Consent as per existing Fee Schedule.
- A.2. Due to this approval involving the use of Common Area, the member shall provide to Manor Alterations a copy of the Grant Deed and Legal Description for the unit, prior to application for Mutual Consent for Demolition and Alteration, for use in preparation of the "Recordable Common Area Exclusive Use Revocable License" as mentioned in Section G General Conditions.
- A.3. This approval does not change the number of bedrooms or the original maximum occupants permitted in the Unit.

B. Materials and Methods:

- B.1. Not Applicable

C. Requirements for Mutual Consent for Alterations:

- C.1. Not Applicable

D. Requirements for Final Inspection by Manor Alterations:

- D.1. Not Applicable

General Conditions:

G. General Conditions

- G.1. No improvement shall be installed, constructed, modified or altered at 3150-C, ("Property") within the Third Laguna Hills Mutual ("Mutual") without an approved Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Member or Members ("Member") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
- G.2. Member hereby consents to and grants to the Mutual and the Maintenance and Construction Department, and their representatives, a right of entry upon the Property, with reasonable notice, to inspect the permitted improvements, and for their representatives and contractors to remedy any violation upon the Property, including, but not limited to, unauthorized disturbance of regulated materials, removing trash from common areas, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval. Any remedial work performed on behalf of the manor owner as a result of violations to Mutual policy and/or regulatory violations will be processed as a chargeable service.
- G.3. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 3150-C and all future Mutual Members at 3150-C
- G.4. Member shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Member acknowledges and agrees that all such persons are his/her invitees. Member shall be responsible for informing all his/her invitees of the

Mutual's Rules and Regulations.

- G.5. Member shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.
- G.6. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com/residents/resident-services> and click on documents and Business Pass Application Instructions) in place to admit contractors and other invitees.
- G.7. Member's contractors and other invitees shall have business signage on vehicles and travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
- G.8. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.
- G.9. Must obtain an approved Mutual Consent application within 180days or 6 months of the variance approval before it is expired.
- G.10. Member(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Common Area Exclusive Use Revocable License" for a proposed improvement that would utilize any portion of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Manor Alterations, that "Recordable Common Area Exclusive Use Revocable License" must be filed with the Orange County Clerk/Recorder.
- G.11. A City of Laguna Woods permit may be required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a City of Laguna Woods permit an applicant must present the appropriate Mutual Consent issued by Manor Alterations to the City. Please complete this step with Manor Alterations prior to submitting an application to the City. Once the City issues a Building Permit, you must submit a copy of the permit with the

permit number to Manor Alterations. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.

- G.12. Prior to the issuance of a Mutual Consent for Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.
- G.13. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards, Policies and Guidelines. See <http://www.lagunawoodsvillage.com>.
- G.14. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.
- G.15. During construction, both the Mutual Consent for Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
- G.16. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
- G.17. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. All dumpsters must conform to the Policy for Temporary Containers. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- G.18. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- G.19. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- G.20. The Mutual Consent for Alterations expires six months after the date of Notice of Approval issued by Manor Alterations, unless an application is submitted with fees and approved by the Division for an extension. Only one extension

for a maximum of an additional six months may be granted.

- G.21. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
- G.22. Member shall indemnify, defend and hold harmless Third and its officers, directors, committee Members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Member's improvements and installation, construction, design and maintenance of same.

ATTACHMENT 6
RESOLUTION DRAFT

RESOLUTION 03-23-XX

Variance Request

WHEREAS, Mr. Lai-iun Lo of 3150-C Alta Vista, a El Doble style manor, requests Architectural Controls and Standards Committee approval of a variance to retain six vinyl posts, fence, and gate around the rear patio slab on common area; and

WHEREAS, a Neighborhood Awareness Notice was sent to Members of affected units notifying them that an application to make an alteration to a neighboring unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on April 10, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to retain six vinyl posts, fence, and gate around the rear patio slab on common area;

NOW THEREFORE BE IT RESOLVED, on April 18, 2023, the Third Laguna Hills Mutual Board hereby approves the request for to retain six vinyl posts, fence, and gate around the rear patio slab on common area; and

RESOLVED FURTHER, all costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 3150-C Alta Vista and all future Mutual Members at 3150-C Alta Vista; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

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Manor 3213-D



Laguna Woods Village

RECEIVED

ATTACHMENT 1
VARIANCE REQUEST
FORM

ANOR # 3213 D Via Carrizo

☐ ULWM

☒ TLHM

Variance Request Form

SA 21753230

Model: <u>LA REINA</u>	Plan: <u>PL-704R-B, 43</u>	Date: <u>12/18/2022</u>
Member Name: <u>JULIE NELSON</u>	Signature: <u>[Redacted]</u>	
Phone: <u>[Redacted]</u>	E-mail: <u>[Redacted]</u>	
Contractor Name/Co: <u>NELSON CONSTRUCTION</u>	Phone: <u>714-879-5395</u>	E-mail: <u>[Redacted]</u>
Owner Mailing Address: (to be used for official correspondence)		

Description of Proposed Variance Request ONLY:

Enlarge patio which will eliminate 6 sprinklers and much work for the gardeners
Install a vinyl fence around the concrete patio slab extension

Dimensions of Proposed Variance Alterations ONLY:

Extend existing patio 16'
Vinyl Fence: 5' Tall x 32'-0 5/8", 12'-8 5/8" wide

FOR OFFICE USE ONLY

RECEIVED BY: _____ DATE RECEIVED: _____ CC # 00185D BY: [Signature]

PAID

Alteration Variance Request

Check Items Received:

- ☐ Drawing of Existing Floor Plan
- ☐ Drawing of Proposed Variance
- ☐ Dimensions of Proposed Variance
- ☐ Before and After Pictures
- ☐ Other: _____

Complete Submittal Cut Off Date:

Meetings Scheduled:

Third AC&S Committee (TACSC): _____

United M&C Committee: _____

Board Meeting: _____

☐ Denied

☐ Approved

☐ Tabled

☐ Other _____

ATTACHMENT 2
PHOTOS



ATTACHMENT 2
PHOTOS



ATTACHMENT 2
PHOTOS

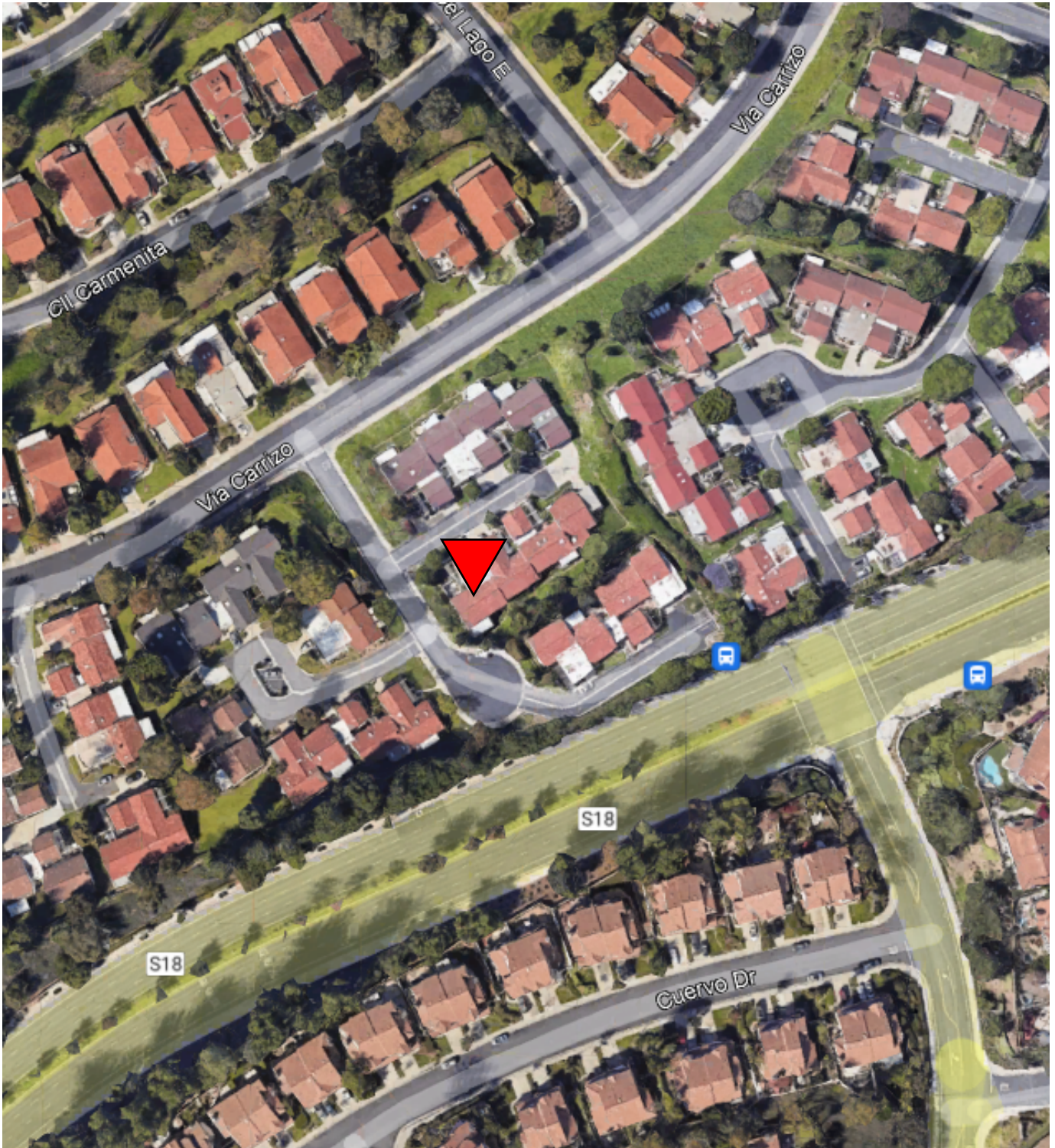


ATTACHMENT 3
AERIAL

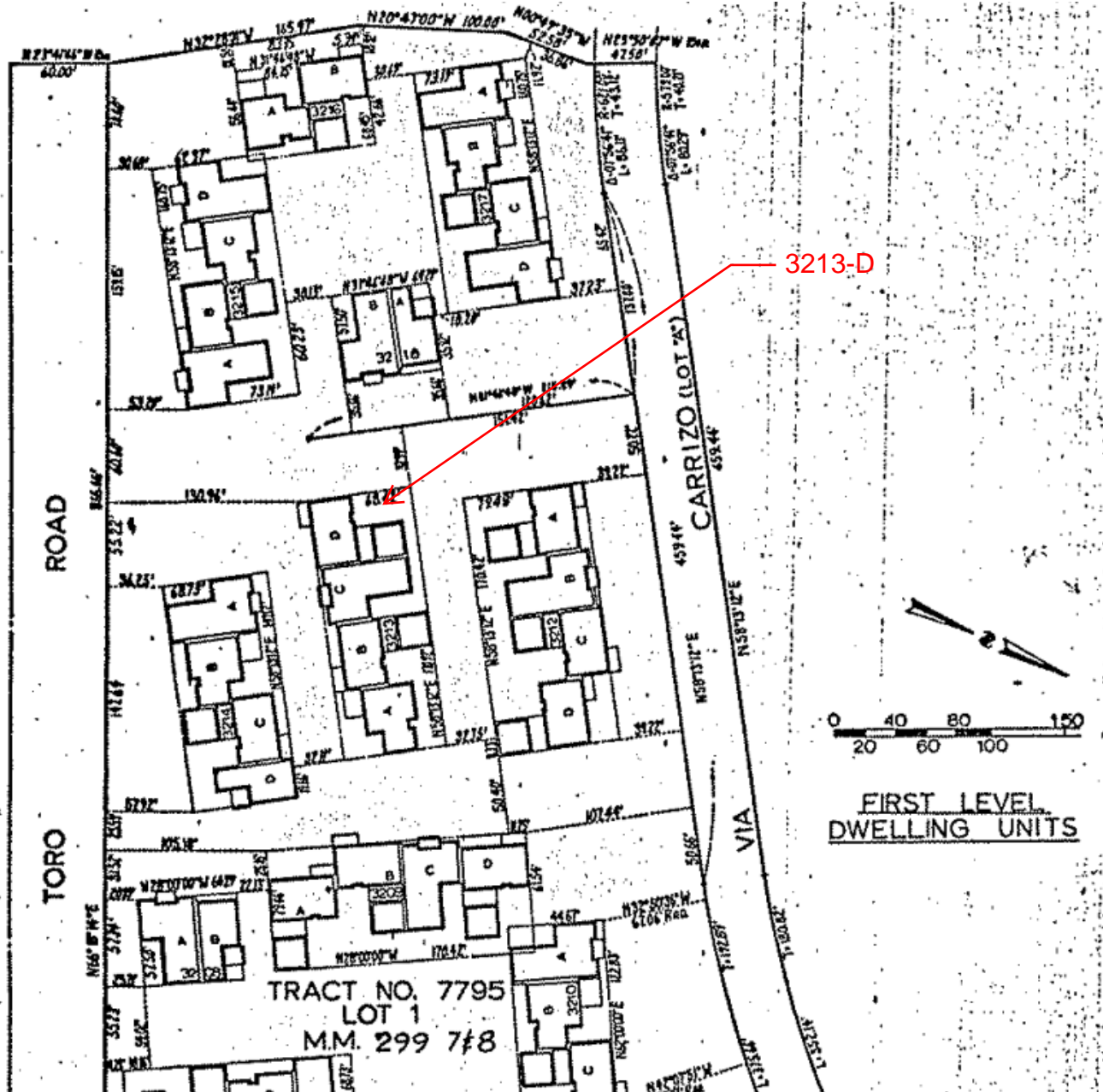
3213-D
Via
Carrizo



SYMBOL DENOTES LOCATION OF MANOR



ATTACHMENT 3 LOCATION MAP



ATTACHMENT 3
TRACT MAP



ATTACHMENT 4
EXISTING FLOOR PLAN

Neilson, Julie A.

3213 Via Carrizo, Unit D

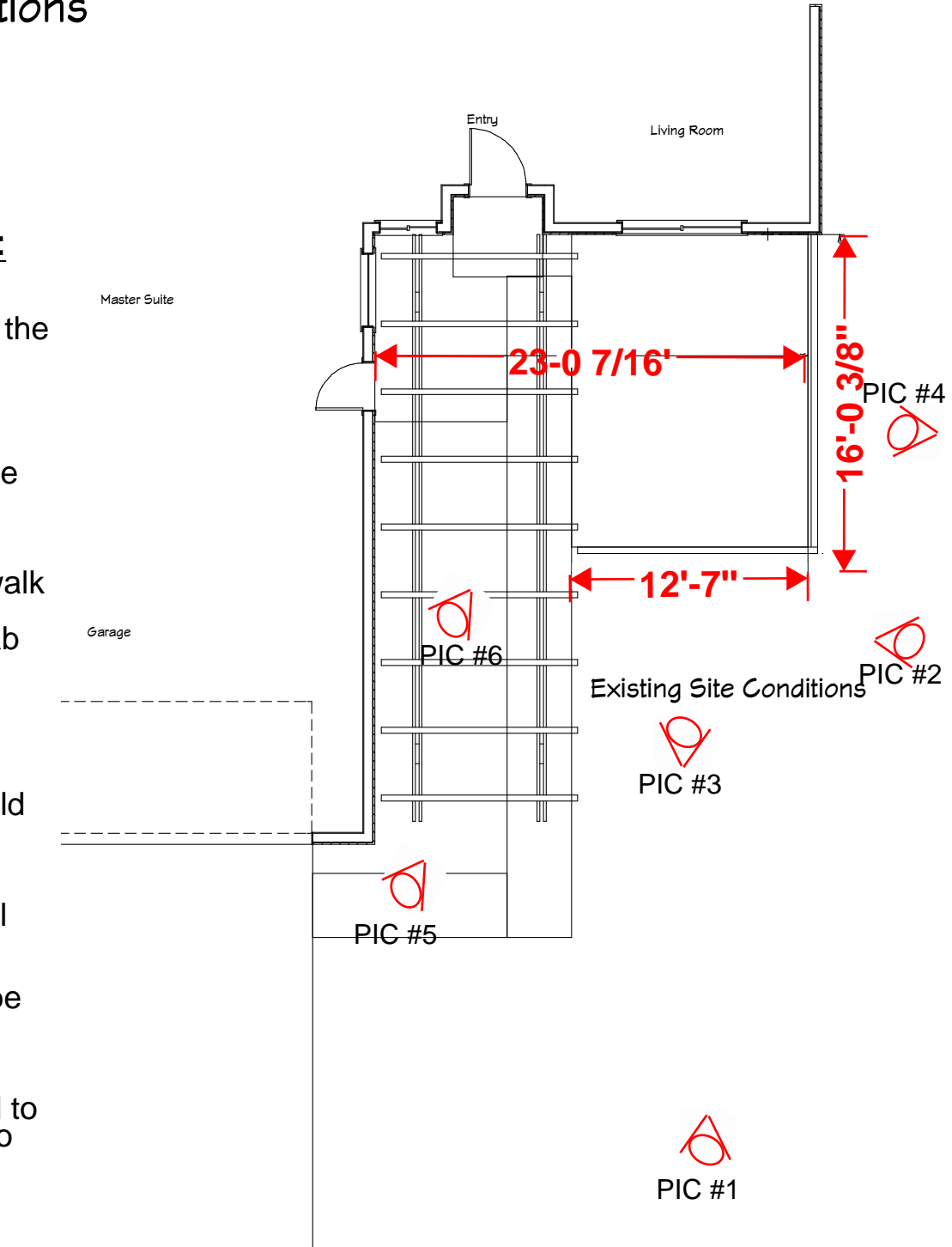
Laguna Woods, Ca. 92637

Front patio modifications

November 21, 2022

GENERAL NOTES:

1. 3213-D is at the end of the street.
2. A mutual consent was approved 1/12/1976 for the front patio slab.
3. The existing front patio slab along with the front walk way would be demolished and a new 4" concrete slab will be poured.
4. Requested patio slab extension is for 16'. Total dimensions of the newly poured concrete slab would be 19'-8 5/8" x 32'- 0 3/8" within a vinyl fencing.
5. Existing wood fence will be removed. New Vinyl fencing will be installed following Standard 45 to be 5' tall.
6. Landscaping and sprinklers will be removed to accommodate for the patio slab extension.



ATTACHMENT 4
PROPOSED FLOOR PLAN

SCOPE OF WORK:

Demolish and haul away:

Patio Concrete, Front Porch Concrete & A Portion Of
Walkway Concrete - Approximately 300 Square Feet
Wood Fencing - Approximately 29 Linear Feet
Landscaping As Necessary - At Footprint Of Proposed
Patio

Pour New Concrete:

Approximately 640 Square Feet

Natural Gray Color

4" Thick

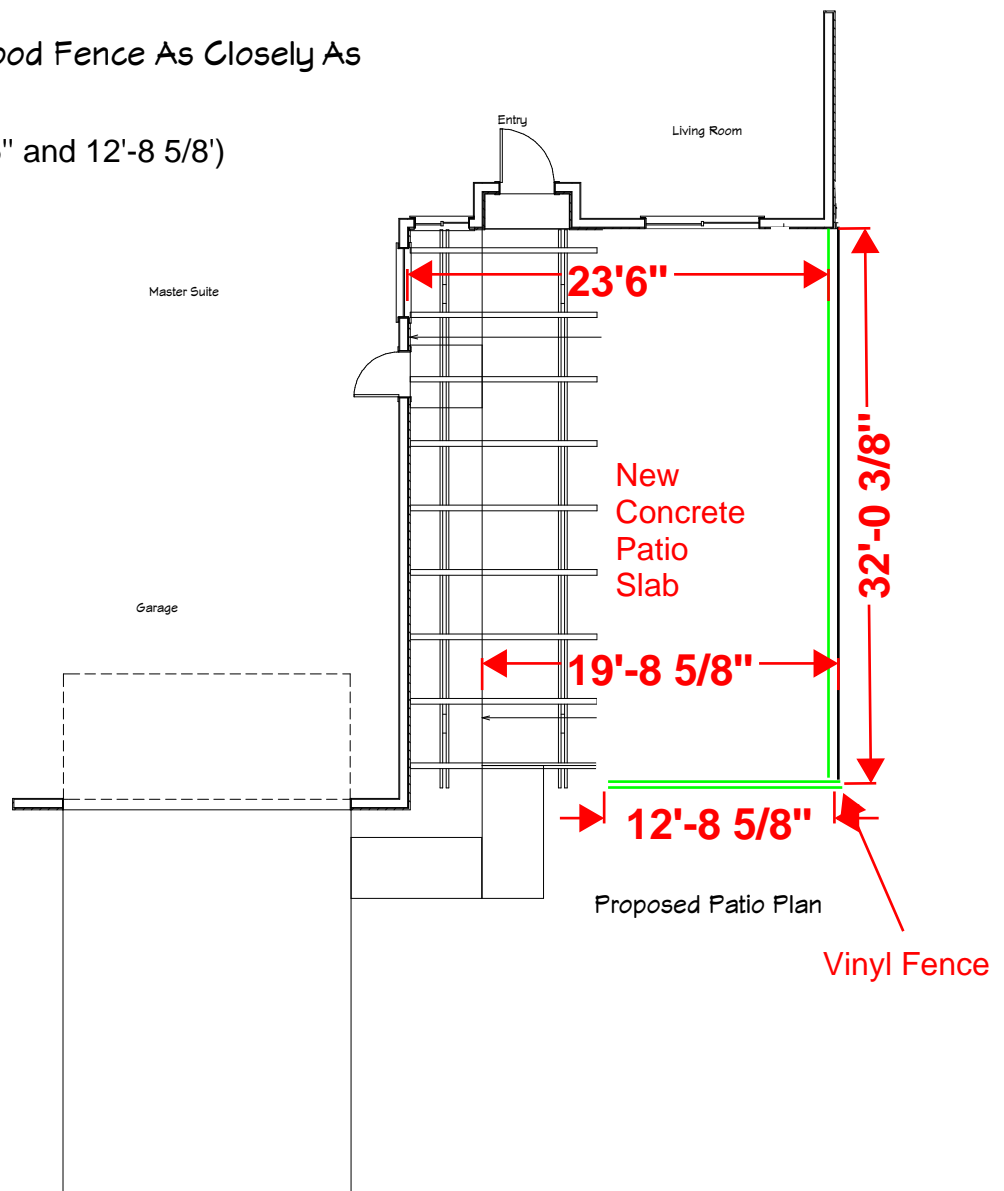
Install New Fencing:

White Vinyl

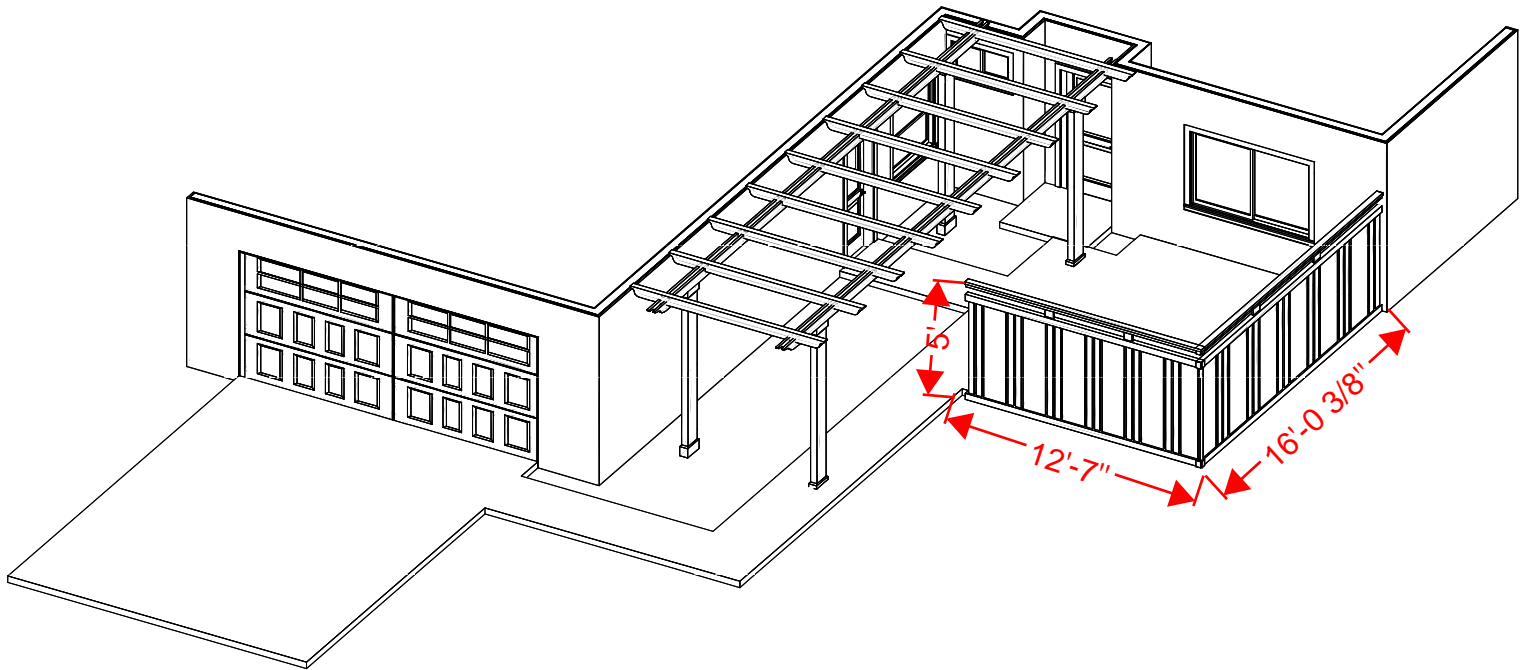
Style To Match Existing Wood Fence As Closely As

Practical

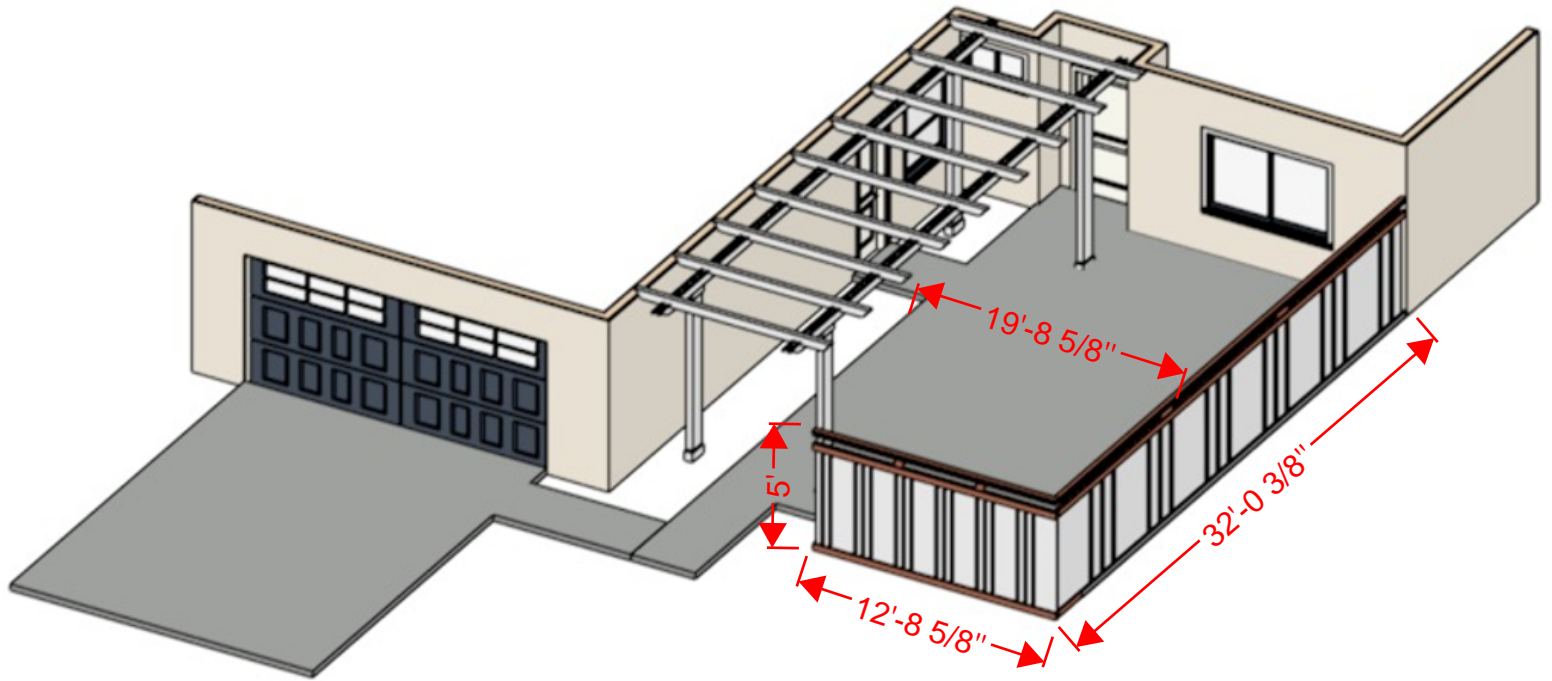
5' tall x 45'5" (2 lengths 32'5" and 12'-8 5/8")



ATTACHMENT 4
EXISTING ELEVATION
PLAN



ATTACHMENT 4
PROPOSED ELEVATION
PLAN



ATTACHMENT 4
PROPOSED VINYL
FENCE EXAMPLES



CONDITIONS OF APPROVAL

Manor: 3213-D

Variance Description: Front patio slab extension 16' and installation of a vinyl fence surrounding extension.

A Variance for Alterations has been granted at the above manor, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or disciplinary action taken against the Member.

Manor-Specific Conditions:

A. General Comments:

- A.1. Due to this approval involving the use of Common Area, the member shall provide to Manor Alterations a copy of the Grant Deed and Legal Description for the unit, prior to application for Mutual Consent for Demolition and Alteration, for use in preparation of the "Recordable Common Area Exclusive Use Revocable License" as mentioned in Section G General Conditions.
- A.2. This approval does not change the number of bedrooms or the original maximum occupants permitted in the Unit.
- A.3. No future patio enclosures, room extensions, or room additions are allowed on the new front patio slab extension.
- A.4. The width may not exceed the original size of 12'-7".
- A.5. Member shall contact Landscape Services for the removal of the landscaping and alteration of the irrigation system, as a chargeable service, for the proposed alterations.

B. Materials and Methods:

- B.1. Not Applicable.

C. Requirements for Mutual Consent for Alterations:

- C.1. Prior to the Issuance of a Mutual Consent for Alterations, the Member shall request the Landscape Department to remove all landscape, irrigation, and drainage modifications associated with the improvements identified and completed by the Landscape Department at the expense of the Member

D. Requirements for Final Inspection by Manor Alterations:

- D.1. Prior to Final Inspection by Manor Alterations, all altered exterior surfaces should match the Building texture and color; vinyl fence/gate will be either white or taupe; the approved colors and materials are available at Resident Services, located at the Community Center first floor.

General Conditions:

G. General Conditions

- G.1. No improvement shall be installed, constructed, modified or altered at 3213-D, ("Property") within the Third Laguna Hills Mutual ("Mutual") without an approved Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Member or Members ("Member") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
- G.2. Member hereby consents to and grants to the Mutual and the Maintenance and Construction Department, and their representatives, a right of entry upon the Property, with reasonable notice, to inspect the permitted improvements, and for their representatives and contractors to remedy any violation upon the Property, including, but not limited to, unauthorized disturbance of regulated materials, removing trash from common areas, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval. Any remedial work performed on behalf of the manor owner as a result of violations to Mutual policy and/or regulatory violations will be processed as a chargeable service.

- G.3. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 3213-D and all future Mutual Members at 3213-D.
- G.4. Member shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Member acknowledges and agrees that all such persons are his/her invitees. Member shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations.
- G.5. Member shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.
- G.6. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com/residents/resident-services> and click on documents and Business Pass Application Instructions) in place to admit contractors and other invitees.
- G.7. Member's contractors and other invitees shall have business signage on vehicles and travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
- G.8. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.
- G.9. Must obtain an approved Mutual Consent application within 180 days or 6 months of the variance approval before it is expired.
- G.10. Member(s) of the Property must sign and submit to the Mutual, c/o VMS, Inc., at the Division office located in the Laguna Woods Village Community Center, an executed and notarized "Recordable Common Area Exclusive Use Revocable License" for a proposed improvement that would utilize any portion

of the Mutual's Common Area. Prior to the issuance of a Mutual Consent for Manor Alterations, that "Recordable Common Area Exclusive Use Revocable License" must be filed with the Orange County Clerk/Recorder.

- G.11. A City of Laguna Woods permit may be required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a City of Laguna Woods permit an applicant must present the appropriate Mutual Consent issued by Manor Alterations to the City. Please complete this step with Manor Alterations prior to submitting an application to the City. Once the City issues a Building Permit, you must submit a copy of the permit with the permit number to Manor Alterations. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.
- G.12. Prior to the issuance of a Mutual Consent for Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.
- G.13. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards, Policies and Guidelines. See <http://www.lagunawoodsvillage.com>.
- G.14. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.
- G.15. During construction, both the Mutual Consent for Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
- G.16. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
- G.17. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. All dumpsters must conform to the Policy for

Temporary Containers. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.

- G.18. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- G.19. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- G.20. The Mutual Consent for Alterations expires six months after the date of Notice of Approval issued by Manor Alterations, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
- G.21. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Member. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
- G.22. Member shall indemnify, defend and hold harmless Third and its officers, directors, committee Members and agents from and against any and all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Member's improvements and installation, construction, design and maintenance of same.

ATTACHMENT 6
RESOLUTION DRAFT

RESOLUTION 03-23-XX

Variance Request

WHEREAS, Ms. Julie Neilson of 3213-D Via Carrizo, a La Reina style manor, requests Architectural Controls and Standards Committee approval of a variance for a front patio slab extension and installation of a vinyl fence surrounding extension; and

WHEREAS, a Neighborhood Awareness Notice was sent to Members of affected units notifying them that an application to make an alteration to a neighboring unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on April 10, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for a front patio slab extension and installation of a vinyl fence surrounding extension;

NOW THEREFORE BE IT RESOLVED, on April 18, 2023, the Third Laguna Hills Mutual Board hereby approves the request for a front patio slab extension and installation of a vinyl fence surrounding extension; and

RESOLVED FURTHER, all costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member at 3213-D Via Carrizo and all future Mutual Members at 3213-D Via Carrizo; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

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