



OPEN MEETING

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

Monday, May 23, 2022 – 9:30 a.m.
Laguna Woods Village Board Room/Virtual Meeting
24351 El Toro Road, Laguna Woods, CA 92637

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

1. Join via Zoom by clicking this link: <https://us06web.zoom.us/j/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. Name and unit number must be included.

NOTICE and AGENDA

This Meeting May Be Recorded

1. Call Meeting to Order and Establish a Quorum
2. Acknowledgement of Media
3. Approval of Agenda
4. Approval of Meeting Report for April 25, 2022
5. Chair's Remarks
6. Member Comments - *(Items Not on the Agenda)*
7. Division Manager Update

Consent: 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.

8. Monthly Mutual Consent Report

Variance Requests:

- A. 2131-H (Monterey, PP08) Retain Non-Compliant Shade Structure Over Patio

Items for Discussion:

9. Cardoso & Associates Contract for Design Services on Water Heater Standard
10. Revised Alteration Fee Schedule (Report to be submitted under separate cover.)
11. First Inspection Details
12. Common Area Use Policy

Robert Mutchnick, Chair
Baltazar Mejia, Staff Officer
Telephone: 949-597-4616

Third Architectural Controls and Standards Committee
Regular Open Session
May 23, 2022
Page 2 of 2

Items for Future Agendas:

- Contractor Violation Policy
- Handrail Policy

Concluding Business:

13. Committee Member Comments
14. Date of Next Meeting – June 27, 2022
15. Adjournment

Robert Mutchnick, Chair
Baltazar Mejia, Staff Officer
Telephone: 949-597-4616



OPEN MEETING

**REGULAR OPEN MEETING OF THE THIRD LAGUNA WOODS MUTUAL
ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE**

Monday, April 25 2022: 9:30AM-11:30AM
Laguna Woods Village Community Center (Zoom)
24351 El Toro Road, Laguna Woods, CA 92637

REPORT

COMMITTEE MEMBERS PRESENT: Robert Mutchnick, John Frankel, Ralph Engdahl, James Cook, Craig Wayne

DIRECTORS PRESENT: Mark Laws

COMMITTEE MEMBERS ABSENT: Michael Plean

ADVISORS PRESENT: Michael Butler

STAFF PRESENT: Robbi Doncost, Lauryn Fox, Gavin Fogg, Bart Mejia, Manuel Gomez, Richard DeLaFuente

1. Call to Order

Chair Mutchnick called the meeting to order at 9:30 AM.

2. Acknowledgement of Media

Zoom recording.

3. Approval of Agenda

Agenda was approved by consensus.

4. Approval of Meeting Report for March 28, 2022

Meeting Report was approved by consensus.

5. Chair's Remarks

Chair Mutchnick explained that Director Plean was unable to attend due to medical reasons.

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

None.

7. Manor Alterations Division Update

Staff Officer Bart Mejia had minor updates for technology and permit processing, but stated more detailed updates would be given in a later section of the meeting.

Consent:



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.

8. Monthly Mutual Consent Report

Mr. Mejia discussed the efforts of Manor Alterations to streamline the processing and approval of Mutual Consents. He discussed the efforts of the Tech Team to update the website abilities.

Director Laws inquired about the length of time for approvals, if there were parameters for shrinking the approval timeline, and what the target was for improvements. Mrs. Fox explained the average approval time, how the timelines were driven, and where the largest time delays occurred.

Variance Requests:

- A. 5191 Duenas (Villa Serena, Plan C12RB_1) Room Addition in Exclusive Use Common Area and Laundry Room in the Garage

Mr. Mejia introduced the Variance, and Director Cook requested an edit to the Staff Report to reflect the ACSC approval as opposed to the Board. Chair Mutchnick stated he visited the proposed manor in person to better understand the layout. Mr. DeLaFuente answered questions regarding the overall depth of the planter v the extension. Discussion ensued regarding the final layout approval. The variance was approved by consensus.

- B. 5379-C Avenida Sosiega (Cabrillo, Plan RP203A) Cathedral Ceiling

Mr. Mejia introduced the Variance, and Mr. DeLaFuente clarified the intent to maintain the existing roof line. Advisor Butler discussed the requirements for a recordable CAUA, and potentially adding this clarification into the General Conditions of the variance. Discussed ensued between the committee to balance occupancy agreements, like-for-like changes, policy requirements, and timeline of approvals. The variance was approved by consensus with the mandate that the additional general condition was added and the verbiage edited.

Items for Discussion:

9. Update on Technology
 - A. Automated Reminders
 - B. Live Permit Status Links
 - C. Analytics Improvements

Mrs. Fox summarized the different technological updates coming to Manor Alterations, and how the efforts of these updates will streamline the approval process. Mrs. Fox confirmed that per the committee's requests, efforts have been made to increase communications with residents after they begin to lapse in providing documents. There was also effort made to give residents more access to real-time updates.

Items for Future Agendas:

- Variance Request Report



- Contractor Violation Policy: Revisions Post-Board Meeting
- Handrail Policy: Evolution into Ambulatory Aide Policy
- Alteration Fee Schedule
- CAUA: Resolution from 2018 – Revisited for Discussion

Concluding Business:

10. Committee Member Comments

None.

11. Date of Next Meeting – May 23, 2022

12. Adjournment at 10:03 AM

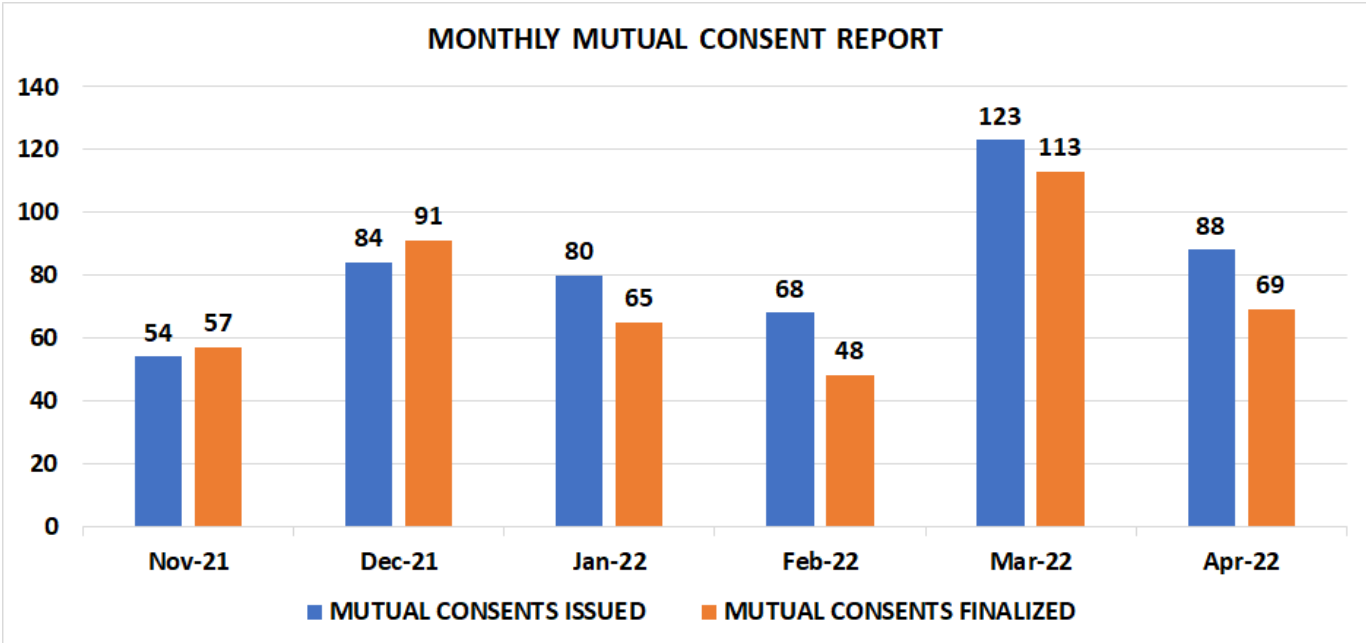
X _____

Robert Mutchnick, Chair

Bart Mejia, Staff Officer

Telephone: (949) 268-2281

This Page Left Intentionally Blank



Permit Release Timeline:

Class I Permits = 5 - 10 Business Days

Class II Permits = 5 - 12 Business Days

Class III Permits = 45 - 70 Business Days

This Page Left Intentionally Blank



STAFF REPORT

DATE: May 23, 2022
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request:
Ms. Kristine O’Hara of 2131-H Via Puerta (Monterey, PP08) Requests
to Retain Non-Compliant Shade Structure Over Patio

RECOMMENDATION

Staff recommends the Third Architectural Control and Standards Committee (ACSC) deny the request from Ms. Kristine O’Hara of 2131-H Via Puerta, a Monterey style manor, to retain a non-compliant shade structure over the patio. Should the committee decide to approve the request, the application will be required to comply with the conditions stated in Appendix A.

BACKGROUND

In July of 2021, Manor Alterations was made aware of an unauthorized shade structure alteration to the patio of manor 2131-H. Upon investigation by the inspector, a non-permitted shade tarp was found to have been installed over the patio of manor 2131-H. A correction notice was issued on July 28, 2021. After the member failed to comply with the correction notice, the matter was transmitted to the Compliance Department. On December 1, the member responded by letter to the Compliance Department. Compliance referred the matter back to Manor Alterations for follow up. Manor Alterations issued a 10-day notice to correct or apply for a variance. On December 15, 2021 the member provided a variance application to Manor Alterations. The illegal shade tarp has yet to be taken down.

DISCUSSION

The scope of work for this variance is to retain the existing illegal shade tarp over the patio. The shade structure does not comply with any Standards for shade devices for Third Laguna Hills Mutual. As such, staff recommends the shade device be removed, as directed by the correction notice.

There has never been a permit for a patio cover or shade device over the front patio for this manor. The concept of “grandfathering” the shade structure alteration is therefore not applicable.

Should the committee decide to allow the shade structure to remain, the shade structure will be required to have structural calculations provided indicating it can resist wind loads per building code and not represent a hazard to adjacent manors, residents and visitors.

Currently, there are no open Mutual Consents for the manor.

Staff recommends denial of the variance request for the following reasons: 1. The shade structure was installed without approval; 2. It does not comply with Mutual Standards; 3. The shade structure was objected to by a member; 4. A structural analysis should be submitted to the City for permitting prior to Manor Alterations issuance of a mutual consent.

Structural drawings and calculations will be required to be submitted to Manor Alterations for review prior to issuance of the Mutual Consents for Demolition and the potential new Alteration.

The structural drawings and calculations reviewed by Manor Alterations will be submitted to the City of Laguna Woods Building Department with the Mutual Consent as part of the permit application.

A City of Laguna Woods building permit final will verify compliance with all applicable building codes.

A Neighbor Awareness Notice was sent to manors 2131-G, 2131-A, 2128-C, 2129-D, 2130-C, 2130-D, and 2132-D, on May 16, 2022 due to sharing common walls, having line of sight, or being potentially affected during construction.

At the time of writing the report, there have been no responses to the Neighbor Awareness Notices.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 2131-H.

Prepared By: Richard de la Fuente, Alterations Inspector II

Reviewed By: Robbi Doncost, Manor Alterations Manager

Baltazar Mejia, Maintenance & Construction Assistant Director

ATTACHMENT(S)

Appendix A: Conditions of Approval

Appendix B: Record Documents

Attachment 1: Scope of Work

Attachment 2: Application

Attachment 3: Photos

Attachment 4: Aerials

Attachment 5: Resolution

APPENDIX A

CONDITIONS OF APPROVAL

Manor: 2131-H

Variance Description: Retain Non-Compliant Shade Structure Over Patio

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 a new Mutual Consent fee per the now current Fee Schedule.
- A.2. The Member shall provide plans, specifications, and calculations from a duly licensed structural engineer to conform to the Building Code for all foundation, framing, and beam additions for the work of this variance.
- A.3. 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. Materials and Methods:

- B.1. Prior to the issuance of a Mutual Consent for Alterations, a sample of the structure material to be installed shall be provided to Manor Alterations for review and approval.

C. Requirements for Mutual Consent for Alterations:

- C.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.

- C.2. Prior to the Issuance of a Mutual Consent for Alterations, the Member shall request a Landscape Department inspection in order to assure all landscape, irrigation, and drainage modifications associated with the improvements are identified and completed by the Landscape Department at the expense of the Member. All gutter drainage shall be directed away from structures, free standing walls, foundations, and pedestrian walkways.
- C.3. Prior to the Issuance of a Mutual Consent for Alterations, the Member shall request a Maintenance and Construction Department inspection to assure that Mutual property is appropriately addressed during construction.

D. Requirements for Final Inspection by Manor Alterations:

- D.1. Prior to Final Inspection by Manor Alterations, a scanned copy of the City-Approved and Stamped plan check drawing 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.
- D.2. 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, tubular steel or wrought iron fence/gate will be black or existing body color of the building; the approved colors and materials are identified as "Third Laguna Hills Mutual Color Selections" at Resident Services, located at the Community Center first floor.

See next page for General Conditions.

General Conditions:

G. General Conditions

- G.1. No improvement shall be installed, constructed, modified or altered at 2131-H, ("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 at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Department , and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
- 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 2131-H and all future Mutual Members at 2131-H
- 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.

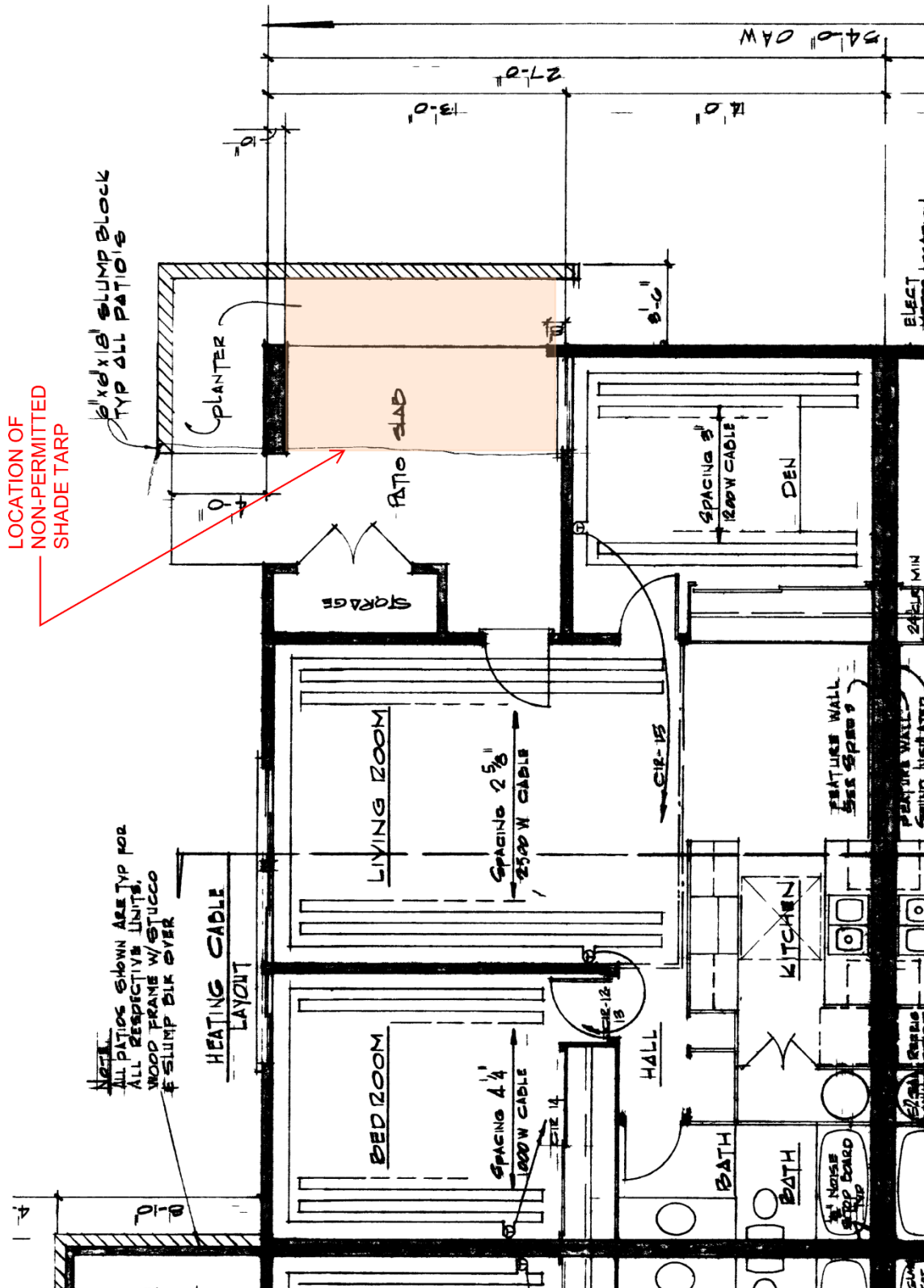
- G.6. Member is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com/residents/resident-services> and click on documents and Business Pass Application Instructions) in place to admit contractors and other invitees.
- G.7. Member's contractors and other invitees shall 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. The Member is responsible for the submission of a valid mutual consent no later than 2 weeks from the date of the Variance approval. The expiration date of the Variance will then match the expiration date of the issuance of the Manor Alterations Mutual Consent for the improvements. If a valid Mutual Consent application is not submitted within said 2 weeks, then this Variance shall expire 180 days following the date of the Board approval of the Variance.
- 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 Agreement" 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 Agreement" must be filed with the Orange County Clerk/Recorder.
- G.11. All construction must be completed within 180 days or 6 months from the later date of Board approval of the Variance and issuance of the Mutual Consent for start of demolition or construction work.
- G.12. 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 Mutual Consent for Alterations, the appropriate City of Laguna

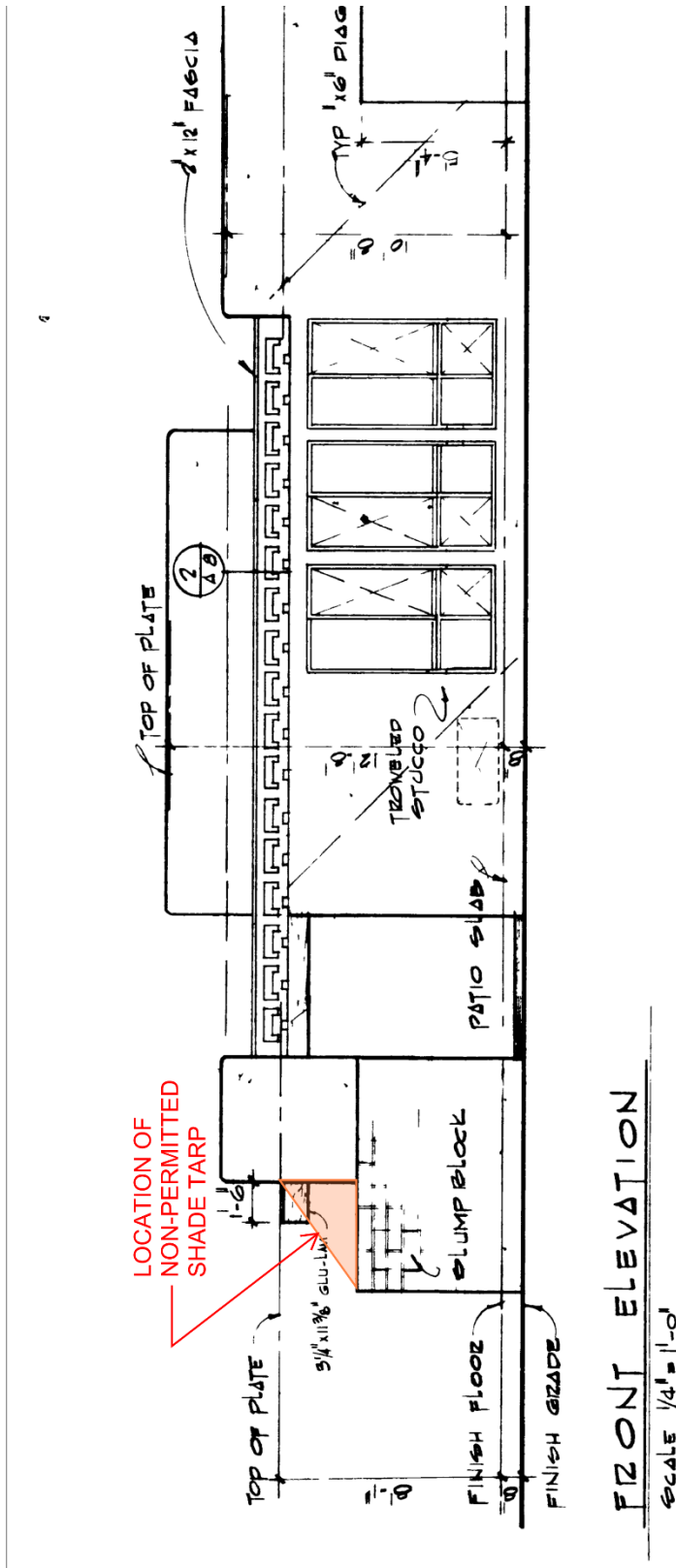
Woods permit number(s) must be submitted to the Division office located in the Laguna Woods Village Community Center. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.

- G.13. 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.14. 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.15. 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.16. 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.17. 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.18. 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.19. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
- G.20. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
- G.21. The Mutual Consent for Alterations expires six months after the date of approval, 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.

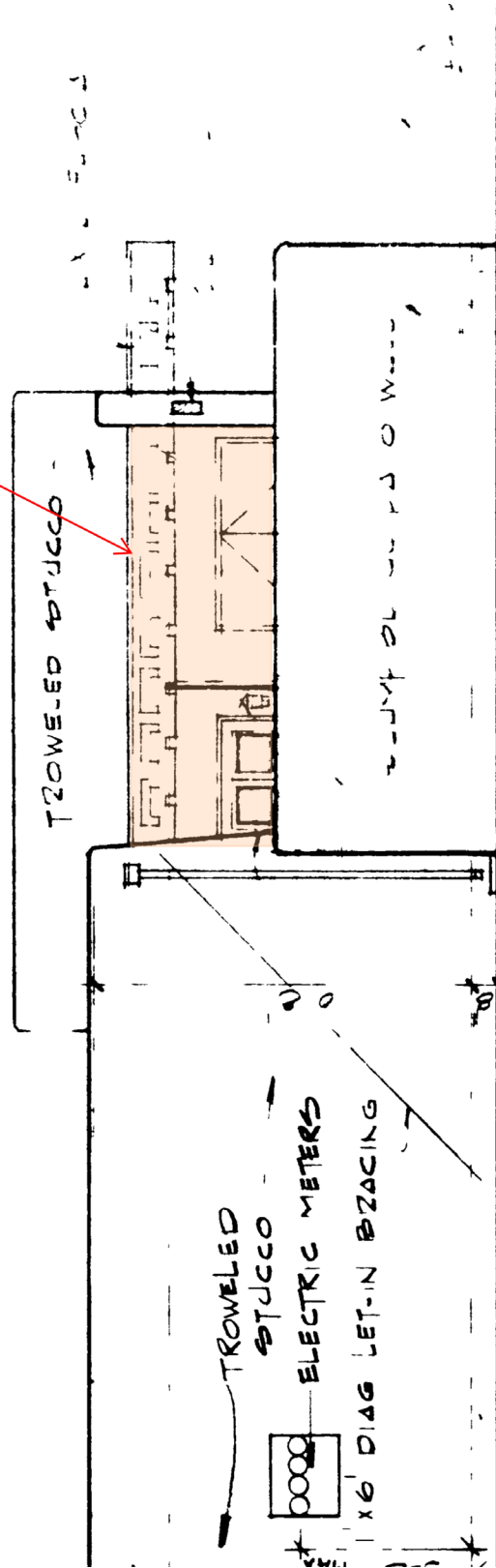
- G.22. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, 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.23. 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.

**APPENDIX B
 RECORD DOCUMENTS**





LOCATION OF
NON-PERMITTED
SHADE TARP



BATTERED STUCCO WALL
AS SHOWN SEE FLOOR
PLAN FOR DIMENSION

TYP END ELEVATION

SCALE 1/4" = 1'-0"

Mutual Housing Corporations

CORRECTION NOTICE

Date: 7/20/21

Mutual: Third
- Kristine B. O'Hara

Dear Mutual Member at Manor: 2131-H Via Puerta

You are herein requested to immediately ~~suspend~~ correct work on the tarp covering
the patio alteration to your manor. During a routine inspection of the work progress on the alteration, the following items were found to be in conflict with Mutual's Alteration Standards and/or the conditions of your permit:

Tarp anchored to the roof does not meet any mutual standards and needs removal. Please see included standards for available cover options.

You have until August 20, 2021 to comply.

Under the terms of your signed Consent Application(s), all construction must be performed in accordance with the Mutual's Alteration Standards or receive prior approval from the Mutual's Board of Directors for a variation from the Mutual's Alteration Standards.

Follow-up inspections will take place to verify your compliance with this stop work/correction notice. Performance of additional work that varies from the Mutual's Alteration Standards may also increase the expenses that you may incur should the Board deny your variance request, if submitted.

Should you have any questions regarding this matter, please call our office at 949-597-4616. Thank you for your time and attention to this matter.

Sincerely,

Abraham Ballesteros

Manor Alterations Representative
VMSI, agent for the Mutual Housing Corporations

Any additional work performed after the date of this notice without approval of the Manor Alterations Department may result in disciplinary action being taken by the Board of Directors.

For Office Use Only

- All work to be stopped
 Corrections to be completed
 Non-compliance will be reported to the Board of Directors for action



Laguna Woods Village®

Abraham Ballesteros
Inspector I

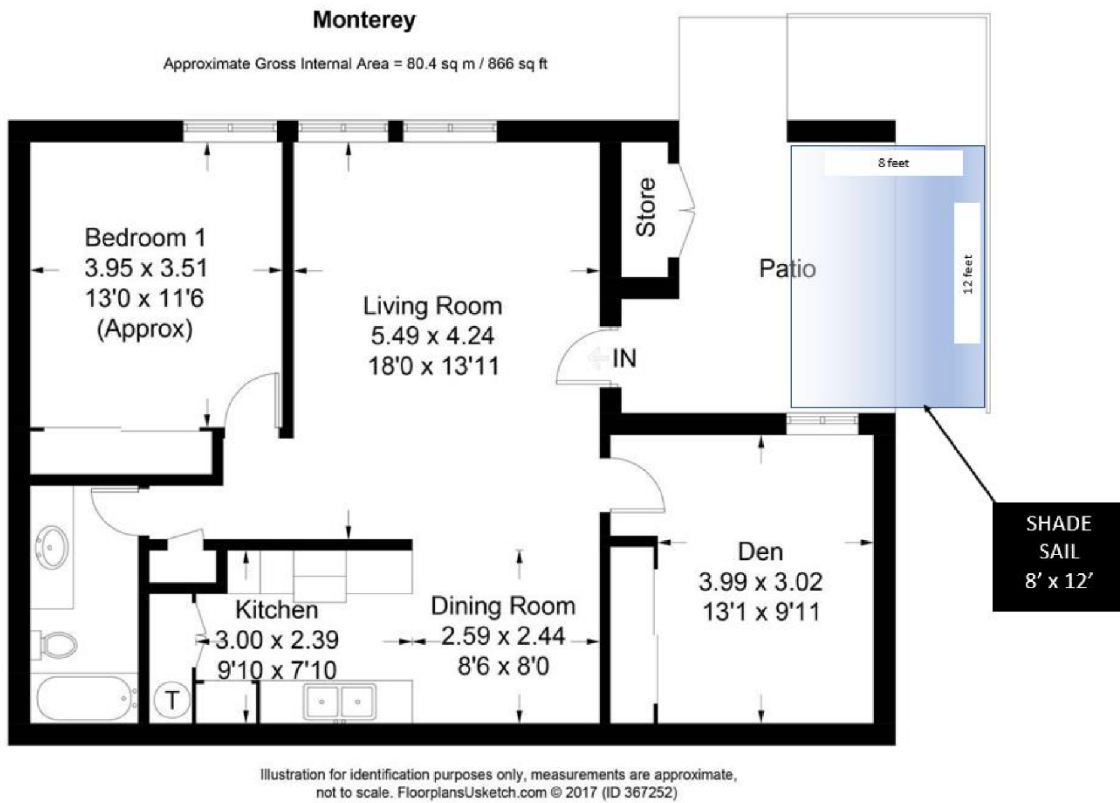
Phone (949) 268-2551
Abraham.Ballesteros@vmsinc.org

ATTACHMENT 1

SCOPE OF WORK

Proposed Monterey Floor Plan | AFTER Shade Sail

11x17" sized plan has been provided in separate file:
"OHARA 2131H Via Puerta – Monterey Floorplan AFTER (Part 2 of 2)"



ATTACHMENT 2
APPLICATION



MANOR # 2131-H Via Puerta

ULWM TLHM

Variance Request Form SA _____

Model: Monterey	Plan: PP-08	Date: 12/15/2021
Member Name: Kristine O'Hara	Signature <i>Kristine O'Hara</i>	
Phone: [REDACTED]	E-mail: [REDACTED]	
Contractor Name/Co: [REDACTED]	Phone: [REDACTED]	E-mail: [REDACTED]
Owner Mailing Address: (to be used for official correspondence) [REDACTED]		

Description of Proposed Variance Request ONLY:

A Variance and/or Proposal to Retain Improvement is requested for the hanging of a Shade Sail over the exposed area of the Patio, in order to soften and block the sunshine. The Shade Sail is 8' x 12', of commercial grade, UV protected material. It does not fade, shred, is mold-resistant, mildew resistant, remains clean and intact for years, and blocks 95% of UV light. The soft grey color is shown in the attached photographs and is intended to match the new paint palette option 2.

The Shade Sail is anchored by a total of four pieces of stainless steel hardware. At the top, the Shade Sail is anchored to the fascia or eave with two fasteners at an elevation of little over 8'. It then slopes downward at an approximate angle of 45 degrees, which provides the sunshine protection. It is anchored at the bottom with two more fasteners to the wall, at an elevation of little over 4'. Please see the attached photographs.

Dimensions of Proposed Variance Alterations ONLY:

No structural alterations or changes are to be made to the Monterey design. It retains the original structural design intact. The Shade Sail is less intrusive than the fixed or retractable awnings and exponentially less expensive. It is simplistic, reasonably priced and very effective.

FOR OFFICE USE ONLY

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

Alteration Variance Request	Complete Submittal Cut Off Date:
Check Items Received: <input type="checkbox"/> Drawing of Existing Floor Plan <input type="checkbox"/> Drawing of Proposed Variance <input type="checkbox"/> Dimensions of Proposed Variance <input type="checkbox"/> Before and After Pictures <input type="checkbox"/> Other: _____ _____	Meetings Scheduled: Third AC&S Committee (TACSC): _____ United M&C Committee: _____ Board Meeting: _____ <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Tabled <input type="checkbox"/> Other _____

v.1.18

Homeowner Proposal to Retain Improvement

Attachment to Variance Request Form for 2131-H Via Puerta

TO: Laguna Woods Village
Third Mutual Alterations Department

DATE: December 15, 2021

If the Alterations Department looks with disfavor at issuing the requested Variance and/or Proposal to Retain Improvement, then it is requested that the Application be forwarded to the *Third Residence Policy & Compliance Committee* for further review.

Should relief be denied by the *Third Residence Policy & Compliance Committee*, it is requested that the dispute be set for Hearing, allowing for sufficient time for preparation of a written brief for the benefit of the Board. The Application and Proposal to Retain are made without waiver of ADR Resolution of the dispute.

Respectfully,

The O'Hara Family

by Kristine O'Hara

Kristine O'Hara




ATTACHMENT 3

PHOTOS



Shade Tarp Attachment to Wall at Window



Shade Tarp Attachment Wing Wall



Shade Tarp Attachment to Patio Wall



Shade Tarp Attachment to Patio Wall



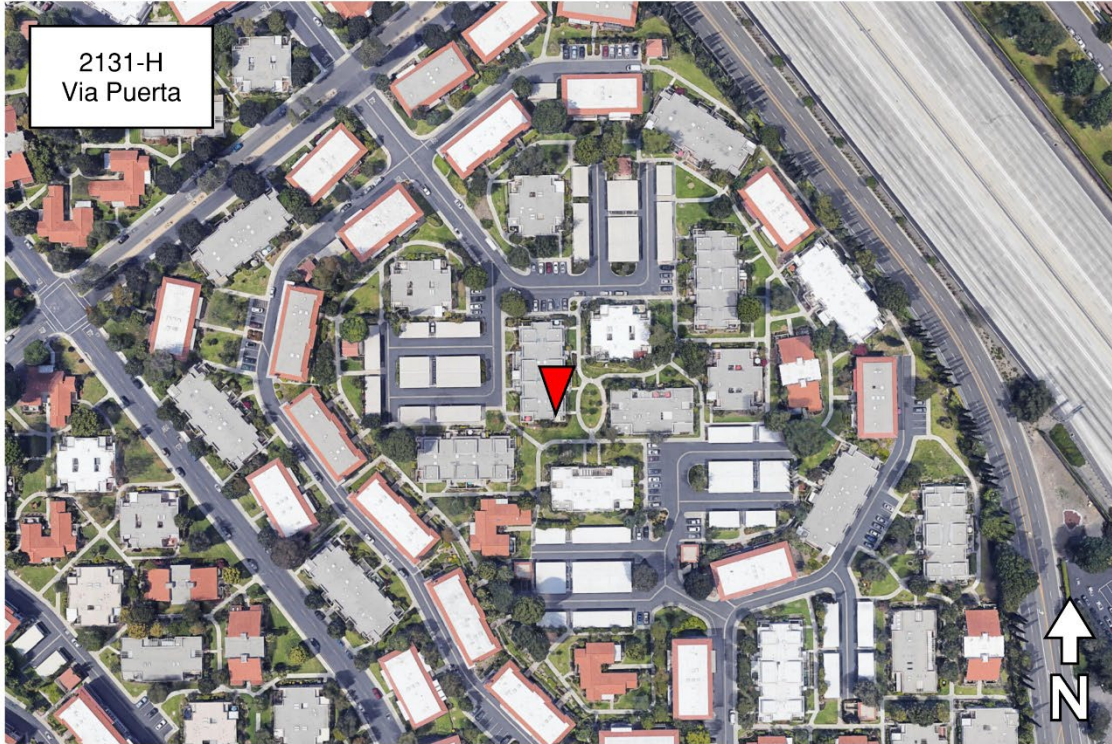
Side Elevation of Shade Tarp Over Patio



Shade Tarp Attachment to Fascia

ATTACHMENT 4

AERIALS





ATTACHMENT 5

RESOLUTION 03-22-XX

Variance Request

WHEREAS, Ms. Kristine O'Hara of 2131-H Via Puerta, a Monterey style manor, requests Architectural Controls and Standards Committee approval of a variance to retain a non-compliant, and non-permitted shade structure over the patio; 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 May 23, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved a recommendation for approval/denial;

NOW THEREFORE BE IT RESOLVED, on May 23, 2022, the Architectural Controls and Standards Committee hereby approves/denies the request to retain a non-compliant shade structure over the patio; 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 2131-H Via Puerta and all future Mutual Members at 2131-H Via Puerta; 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.