



OPEN SESSION

**AGENDA PREP MEETING OF
THE THIRD LAGUNA HILLS MUTUAL BOARD OF DIRECTORS A CALIFORNIA
NON-PROFIT MUTUAL BENEFIT CORPORATION**

**Friday, February 3, 2023 – 10:00 a.m.
Laguna Woods Village
Willow Room/Virtual Meeting
24351 El Toro Road
Laguna Woods, California**

<https://us06web.zoom.us/j/94899806730>

NOTICE AND AGENDA

The purpose of this meeting to discuss agenda items for the Third Board Regular Meeting
Civil Code §4930

- 1. Call Meeting to Order / Establish Quorum**
- 2. Approval of the Agenda**
- 3. Discuss and Consider Items to be placed on the Third Board Regular Meeting Agenda (open & closed session) on February 21, 2023**
- 4. Entertain a Motion to Approve Variance Requests from the Architectural Controls and Standards Committee from March 2022 to January 2023**
- 5. Director Comments**
- 6. Adjournment**

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STAFF REPORT

DATE: February 3, 2023
FOR: Agenda Prep Meeting
SUBJECT: Variance Requests from the Architectural Controls and Standards Committee from March 2022 to January 2023

RECOMMENDATION

Approve variance requests from March 2022 to January 2023 as recommended from the Architectural Controls and Standards Committee.

BACKGROUND

It was discovered on January 30, 2023, that inadvertently, variance requests approved by the Architectural Controls and Standards Committee (ACSC) were not granted final approval via the Consent Calendar of the Mutual's monthly Board Meeting.

ACSC has the authority to approve or deny all architectural variance requests. However, ACSC recommendations need to be presented to the Board for final approval per the committee's charter (Resolution 03-18-99 - Attachment 1). The final approval from the Board on the Consent Calendar generates a Board Resolution Number for the request. Resolutions are granted at the Board level, not by a committee.

Architectural variances should receive the same treatment as a landscape variance or a finance lien; they would be recommendations listed under the Consent Calendar monthly and approved as one block during the regular board meeting.

DISCUSSION

Due to this administrative oversight, all variance requests approved by ACSC from March 2022 to January 2023 are being recommended on February 3, 2023, to the Board for final approval, in accordance to the Bylaws (Attachment 2). In the future, staff will ensure ACSC variance requests are noted on the Consent Calendar so resolution numbers can be assigned accordingly.

FINANCIAL ANALYSIS

N/A – Administrative correction

Prepared By: Catherine Laster, Services Manager

ATTACHMENT(S)

Attachment 1: Third Mutual Minutes of July 17, 2018, with Resolution 03-18-99 – Third Laguna Hills Mutual Architectural Control and Standards Committee Charter (Pages 3 - 4)

Attachment 2: Bylaws of Third Laguna Hills Mutual Page 20 – Article 7, Section 7.1, Item 7.1.1 Standing Committees

Attachment 3: Approved ACSC Resolution Index

Attachment 4: ACSC Resolutions

Attachment 1

Third Laguna Hills Mutual Board Minutes
July 17, 2018
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- Broadband Improvement Program continues;
- Internet Service Upgrades;
- Annual Election Nomination period is open. Candidate Applications can be picked up in the Corporate Secretary office and are due back August 15, 2018 at 5:00 p.m.;
- Handyman Program and Services;
- Gate 11 gatehouse renovation is completed, Gatehouses 12 and 4 will be done next;
- Golf Cart Registration Deadline, residents should contact Resident Services to pick up new decals for their Golf Carts;
- Gates will be installed at the Service Center to avoid illegal activity;
- Slope work will be done soon;
- Ridge Route vegetation clearance;
- Dry Rot, Waste-line, Prior-to-Paint Programs are continuing as scheduled.

Brad Hudson, answered questions from the Board.

President diLorenzo encouraged residents to run for the Board. She thanked Siobhan Foster for her hard work. Director Parson thanked Brad Hudson and staff for their work on the Budget.

11. Consent Calendar

11a. Architectural and Control and Standards Committee Recommendations:

- (1) Receive and File Revisions to the Architectural Controls and Standards Committee Charter

THIRD LAGUNA HILLS MUTUAL ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE CHARTER

RESOLUTION 03-16-128
REVISED JULY, 2017 RESOLUTION 03-17-77
REVISED JULY, 2018, RESOLUTION 03-18-99

RESOLVED, that pursuant to Article 7, of the Bylaws and Article X of the Amended and Restated Declaration of Covenants, Conditions and Restrictions, the Architectural Control and Standards Committee is hereby established as a standing committee of this Corporation; and

RESOLVED FURTHER, July 17, 2018, that the Board of Directors of this Corporation hereby amends the duties and responsibilities of the Architectural Control and Standards Committee of the Corporation as follows;

1. The Architectural Control and Standards Committee shall have the responsibility to recommend approval or denial of all requests for nonstandard alterations and modifications, or alterations that have generated neighbor objection. Final recommendations shall be noted on

the Mutual's monthly Board meeting Agenda Consent Calendar.

2. In their decision, the Committee shall consider the following criteria:

- a) The Mutual's governing documents, including the current Third Architectural Alteration Standards
- b) The Mutual's then current architectural and building guidelines
- c) Aesthetic effect
- d) Any other approved staff (as may be applicable), Committee and Board policies and procedures
- e) Cost impact on the Mutual
- f) Conformity with Local and State Building Codes
- g) Compliance with applicable Municipal, State and Federal law
- h) Value impact
- i) Mutual's *Conditions of Approval for the Alteration*

3. If a Member chooses to appeal the Committee's decision, prior to the review of the appeal, the Committee will document justification of their decision. If necessary, the Committee has the authority to consult with the Mutual Legal Counsel for advice.

4. The Committee shall have the authority to recommend new Architectural Standards or any revisions of all Mutual Architectural Standards. Final approval will rest with the Mutual Board.

5. The Committee shall require that Neighbor Awareness Notice of Hearing be mailed, by staff, to the owners of record of all potentially affected neighboring Manors, for all alteration requests, including requests that appear to conform to the Third Architectural Alteration Standards and policies..

6. The Committee shall review advancements in technology and methods that could result in increased efficiencies and/or cost savings to the Mutual.

7. The Committee may impose contingencies upon approvals to ensure the structural, architectural, or common area integrity of the Members' request.

8. The Committee shall insure that all structural alterations, including any internal and external physical changes, performed or caused to be performed by a Member, shall not be performed without prior written consent of the Mutual. Consent is given either by proper processing of approved alteration standard, or use of the variance request process. The Committee will recommend a Disciplinary Hearing for all alterations preceding approval or

Attachment 2

committees, but any Director or member of a committee may receive such reimbursement of expenses, as may be determined by resolution of the Board of Directors to be just and reasonable.

ARTICLE 7 COMMITTEES.

7.1 COMMITTEES.

7.1.1 Standing Committees. The Board of Directors may designate one or more standing committees, each consisting of two or more resident Mutual Members, to serve at the pleasure of the Board. The duties and powers of these committees shall be determined by the Board, provided that the authority of the committee is limited to advising and making recommendations to the Board. All final action on these recommendations is subject to the specific approval of the Board.

7.1.2 Other Committees. The Board of Directors may establish Ad Hoc or other committees to perform special functions. The membership duties and powers shall be appropriate to the special function to be performed, but the authority of each committee is limited to advising the Board and all final action is subject to the specific approval of the Board.

7.1.3 Advisors.

7.1.3.1 Committee chair's shall recommend to the President the names of their respective committee's advisors subject to the final approval of the Board of Directors. Advisors shall have voting rights unless the Board of Directors by resolution determines otherwise.

7.2 APPOINTMENT TO GRF COMMITTEES. The President, subject to the approval of the Board, shall appoint members of the Board of Directors to the Committees of Third Corporation. The appointment of Mutual Directors to Committees of GRF Corporation shall be made by the President of this Corporation.

7.3 COMMITTEE RESPECTING TRAFFIC VIOLATIONS. The Board of Directors may establish a committee, consisting of three (3) or more of this Corporation's Board of Directors, with authority to enforce a traffic violation enforcement program and to conduct hearings respecting all Mutual Members' traffic violations and to impose monetary penalties based on the results of such hearings; provided, however, that such hearings shall be conducted in accordance with policies established by the Board of Directors, and any monetary penalties shall be imposed only in accordance with the schedule of monetary penalties adopted and distributed by the Board of Directors. Any decision of the Traffic Violations Committee shall be final. If the Board of Directors decides to establish a Traffic Violations Committee as provided for herein, the Board shall then determine how frequently such committee shall meet, how frequently the membership of such committee shall be changed, and any other matters pertaining to the operations of the committee, including fair and reasonable procedures for giving notice to any Mutual Member respecting the alleged traffic violation and for conducting the hearing.

ARTICLE 8 NOMINATION FOR AND ELECTION OF DIRECTORS.

8.1 NOMINATIONS. Any Member eligible as a candidate under these Bylaws (6.2) may apply or self-nominate at least fifty (50) days before each annual meeting of the Members by signing an application and submitting it to the Secretary or Assistant Secretary of the Corporation

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Attachment 3

ACSC INDEX FROM MARCH 2022 TO JANUARY 2023

03-22-28	Approve the Variance Request Entry Door & Gate 2396-3E	3/18/22 ACSC
03-22-29	Approve the Variance Request Black Vinyl Windows 3374-C Deny Block Wall Extension and Patio Slab Variance Request	3/18/22 ACSC
03-22-30	Approve the Variance Request Room Addition 3152-B	3/18/22 ACSC
03-22-31	Approve the Variance Request Exclusive-Use Common Area & Bathroom Addition 3164-A	3/18/22 ACSC
03-22-32	Approve the Variance Request Bathroom Addition 2173-A	3/28/22 ACSC
03-22-33	Approve the Variance Request – Patio Enclosure 3456-A	3/28/22 ACSC
03-22-40	Approve the Variance Request – Truss Removal and Replacement with Cathedral Ceiling – 5379-C	4/25/22 ACSC
03-22-41	Approve the Variance Request – Room Addition - 5191	4/25/22 ACSC
03-22-55	Approve Variance Request – Retain Non-Compliant Shade Structure Over Patio – 2132-H	5/23/22 ACSC
03-22-66	3460-A: Request to Remove Column and Partial Trellis	06/27/22 ACSC
03-22-67	3456-A: Raise Ceiling Heights	06/27/22 ACSC
03-22-68	5214: Room Addition in Exclusive Use Common Area	06/27/22 ACSC
03-22-84	3345-A: Request to Allow Installed Brick Pavers to Remain in Common Area	07/25/22 ACSC
03-22-85	5206: Allow Extension of Sloped Roof to Back of Garage	07/25/22 ACSC
03-22-86	3374-C: Allow Extension of Patio and Adding a Screen Wall in Common Area	08/08/22 ACSC
03-22-87	5185: Retain Red Front Door	08/08/22 ACSC
03-22-88	5210: Approve Replacement of Existing Red Front Door with a New Red Front Door	08/08/22 ACSC
03-22-94	5504-B: Approve Patio Enclosure and Patio Cover on Extended Patio Slab	08/22/22 ACSC
03-22-102	3467-B: Retain Patio Extension Into Common Area	09/26/22 ACSC
03-22-103	3415-A: Remove and Support 3 Structural Kitchen Walls	09/26/22 ACSC
03-22-112	5458: Slab Extension From Driveway	10/24/22 ACSC
03-22-113	3207-D: Remove Patio Enclosure and Replace with Room Addition, Bathroom, Closet	10/24/22 ACSC
03-22-114	3507-A: Extend Bedroom 1, Bedroom 2 and Living Room	10/24/22 ACSC

Attachment 3

03-22-115	3212-D: Install Family Room with a Laundry Room Between Master Bedroom and Garage	10/24/22 ACSC
03-22-124	2400-3D – Install non-standard size condenser on ground level	11/28/22 ACSC
03-22-125	3468-A – Fence and gate on entry common area	11/28/22 ACSC
03-22-126	5043 – Pavers on walkway, rear patio extension (2), replace wood fence with stucco wall	11/28/22 ACSC
03-22-127	5110 – Office room addition onto front courtyard, reduction in bedroom count from 3 to 2, master bedroom extension onto rear patio, 3 rd bathroom, laundry room, relocate kitchen to dining room, 10' sliding glass door in living room, relocate entry door, new construction garden window in kitchen	11/28/22 ACSC
03-22-128	3051-B – Kitchen extension, replace mutual storage closet with picture window and install a 40"X60" picture window, install new construction window on master bedroom	11/28/22 ACSC
03-22-129	3184 - C- Room addition on exclusive use rear patio	11/28/22 ACSC
03-22-130	5201 – Master bedroom extension, living room, and dining room extension on rear patio slab, two closet extensions from bedroom 2 & 3 into garage	11/28/22 ACSC
03-22-132	3446-A – Retain CertainTeed Landmark Terracotta Shingles	12/19/22 ACSC
03-23-05	2206-B: Converting previous variance bedroom expansion to a new room addition	1/23/23 ACSC
03-23-06	5440: Pavers and decorative block wall	1/23/23 ACSC
03-23-07	2377-D: Remove 2 existing block pilaster columns for an enclosed patio	1/23/23 ACSC

RESOLUTION 03-22-28

Variance Request

WHEREAS, Mr. David Mayagoitia of 2396-3E Via Mariposa, a Garden Villa style manor, requests ACSC approval of a variance for an entry gate and entry door with new modern design themes, 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 March 18, 2022, and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved a recommendation for approval to the Board, and,

NOW THEREFORE BE IT RESOLVED, on March 18, 2022, the Architectural Controls and Standards Committee hereby approves the request for an entry gate and entry door with new modern design themes.;

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 2396-3E Via Mariposa, and all future Mutual Members at 2396-3E Via Mariposa,;

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.

RESOLUTION 03-22-29

Variance Request

WHEREAS, Ms. Carrie Eckert of 3374-C Punta Alta, an Andaluz style manor, requests Architectural Controls and Standards Committee approval of a variance for a rear patio extension with block wall into common area and black frame vinyl windows. 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 March 18, 2022, and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved a recommendation for approval of the black window frames and denial of the rear patio extension, and,

NOW THEREFORE BE IT RESOLVED, on March 18, 2022, the Architectural Controls and Standards Committee hereby approves the request for the black window frames and denies the request for the rear patio extension;

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 3374-C Punta Alta and all future Mutual Members at 3374-C Punta Alta;

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.

RESOLUTION 03-22-30

Variance Request

WHEREAS, Mr. Howard Fu of 3152-B Alta Vista, a Las Flores style manor, requests Architectural Controls and Standards Committee approval of a variance for a bonus room addition, 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 March 18, 2022, and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for a recommendation for approval of the variance for a bonus room addition, and,

NOW THEREFORE BE IT RESOLVED, on March 18, 2022, the Architectural Controls and Standards Committee hereby approves the request for a bonus room addition;

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 3152-B Alta Vista and all future Mutual Members at 3152-B Alta Vista;

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.

RESOLUTION 03-22-31

Variance Request

WHEREAS, Ms. Caren Bowman of 3164-A Alta Vista, a La Princesa style manor, requests Architectural Control and Standards Committee approval of a variance for a room and bathroom addition and an entry trellis in 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 March 18, 2022, and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved a recommendation for approval of the room addition and bathroom addition in the garage and denial of the entry trellis in common area, and,

NOW THEREFORE BE IT RESOLVED, on March 18, 2022, the Architectural Controls and Standards Committee hereby approves the request for the room addition and the bathroom addition in the garage and denies the entry trellis in common area;

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 3164-A Alta Vista and all future Mutual Members at 3164-A Alta Vista;

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.

RESOLUTION 03-22-32

Variance Request

WHEREAS, Mr. James Cook of 2173-A Via Mariposa East, a Monterey style manor, requests Architectural Controls and Standards Committee approval of a variance for a bathroom addition in the storage closet, 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 March 28, 2022, and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for a bathroom addition in the storage closet, and,

NOW THEREFORE BE IT RESOLVED, on March 28, 2022, the Architectural Controls and Standards Committee hereby approves the request for a bathroom addition in the storage closet;

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 2173-A Via Mariposa East and all future Mutual Members at 2173-A Via Mariposa East;

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.

RESOLUTION 03-22-33

Variance Request

WHEREAS, Ms. Karen Felstein of 3456-A Bahia Blanca West, a Navarro style manor, requests Architectural Controls and Standards Committee approval of a variance for a patio enclosure in “grandfathered” 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 March 28, 2022, and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for a patio enclosure in “grandfathered” common area, and,

NOW THEREFORE BE IT RESOLVED, on March 28, 2022, the Architectural Controls and Standards Committee hereby approves the request for a patio enclosure in “grandfathered” common area;

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 3456-A Bahia Blanca West and all future Mutual Members at 3456-A Bahia Blanca West;

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.

RESOLUTION 03-22-40
Variance Request

WHEREAS, Ms. Alma Yao of 5379-C Avenida Sosiega, a Cabrillo style manor, requests Architectural Controls and Standards Committee approval of a variance for truss removal and replacement with 2x framing for a cathedral ceiling, 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 25, 2022, and,

WHEREAS, the Third Architectural Controls and Standards Committee reviewed the variance and moved a recommendation for approval, and,

NOW THEREFORE BE IT RESOLVED, on April 25, 2022, the Architectural Controls and Standards Committee hereby approves the request for truss removal and replacement with 2x framing for a cathedral ceiling.;

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 5379-C Avenida Sosiega and all future Mutual Members at 5379-C Avenida Sosiega;

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.

RESOLUTION 03-22-41

Variance Request

WHEREAS, Mr. Vetit Piyas of 5191 Duenas, a Villa Serena style manor, requests Architectural Controls and Standards Committee approval of a variance for a rear room addition onto the Patio, and a new Laundry Room (accessed through Bedroom #3) both into Exclusive Use 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 25, 2022, and,

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

NOW THEREFORE BE IT RESOLVED, on April 25, 2022, the Third Architectural Controls and Standards Committee hereby approves the request for a rear room addition, and Laundry Room in the Garage both into Exclusive Use 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 Member at 5191 Duenas and all future Mutual Members at 5191 Duenas;

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.

RESOLUTION 03-22-55

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;

NOW THEREFORE BE IT RESOLVED, on May 23, 2022, the Architectural Controls and Standards Committee hereby approves 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.

RESOLUTION 03-22-66

Variance Request

WHEREAS, Mr. and Mrs. Jay Miller of 3460-A Bahia Blanca West, an Andaluz style unit, is requesting Board approval of a variance to remove one decorative exterior building column and partial removal of the above trellis as depicted on the Plans provided by Manor Alterations; and,

WHEREAS, a Neighborhood Awareness Notice was not sent to Owners as no nearby units would be visually affected;

NOW THEREFORE BE IT RESOLVED, on June 27, 2022, the Board of Directors hereby approves the request to remove one decorative exterior building column and partial removal of the above trellis; 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 Owner at 3460-A Bahia Blanca West and all future Mutual members at 3460-A Bahia Blanca West; 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.

RESOLUTION 03-22-67

Variance Request

WHEREAS, Ms. Karen Felstein of 3456-A Bahia Blanca West, a Navarro style unit, is requesting ACSC approval of a variance to raise the living room ceiling and other ceilings in the manor according to the Plans provided to Manor Alterations; and,

WHEREAS, a Neighborhood Awareness Notice was not sent to Owners as no nearby units would be visually affected;

NOW THEREFORE BE IT RESOLVED, on June 27, 2022, the ACSC Directors hereby approves the request to raise the non-structural living room ceiling and other ceilings in the manor; 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 Owner at 3456-A Bahia Blanca West and all future Mutual members at 3456-A Bahia Blanca West; 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.

RESOLUTION 03-22-68

Variance Request

WHEREAS, Mr. and Mrs. Dave Osterman of 5214 Elvira, a Villa Serena style unit, is requesting Board approval of a variance to extend a portion of the living room and dining room and add a storage shed at the interior front patio both into Exclusive Use Common Area per the member plans; and,

WHEREAS, a Neighborhood Awareness Notice was sent to Owners of affected units on June 8, 2022, 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 June 27, 2022. No objections were made by any members;

NOW THEREFORE BE IT RESOLVED, on June 27, 2022, the Board of Directors hereby approves the request to extend a portion of the living room and dining room and add a storage she into Exclusive Use 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 Owner at 5214 Elvira and all future Mutual members at 5214 Elvira; 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.



RESOLUTION 03-22-84

Variance Request

WHEREAS, Mr. Gregory Guest of 3345-A Bahia Blanca, a Malga (P42) style manor, requests Architectural Controls and Standards Committee approval of a variance to allow brick pavers to remain from the garage to the side of the existing patio in common area; and,

WHEREAS, no Neighborhood Awareness Notices were sent to the adjoining neighbors. The reason for lack of notification is that the brick pavers are existing and no work is required; and

WHEREAS, in the event this Variance Request is denied, the Member is required to remove the existing brick pavers, any existing improvements related to the pavers, grade the area, and restore the area to its pre-existing condition with landscaping and irrigation. This work will require a mutual consent and final inspection by MA.; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance material presented by staff, and moved a recommendation for approval of the variance for brick pavers adjacent to the garage for approval/denial;

NOW THEREFORE BE IT RESOLVED, on July 25, 2022, the ACSC Board of Directors hereby approves the request to allow brick pavers to remain from the garage to the side of the existing patio 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 3345-A Bahia Blanca West and all future Mutual Members at 3345-A Bahia Blanca West; 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.



RESOLUTION 03-22-85

Variance Request

WHEREAS, Mr. Mark Miller of 5206 Avenida Despacio, a Villa Reposa (Plan C11B_1) style manor, requests Architectural Controls and Standards Committee approval of a variance to allow the extension of the sloped roof to the back of the garage; and,

WHEREAS, a variance was previously issued on December 21, 2021 for the renovations of the master bedroom extension, bedroom extension, third bathroom addition, kitchen relocation, and office addition. That construction work is ongoing; and,

WHEREAS, Neighborhood Awareness Notices were sent for the prior variance approved work. Therefore, no additional notifications were sent regarding this added roof modification scope of work; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance material presented by staff, and moved a recommendation for approval of the variance for the extension of the sloped roof to the back of the garage for approval/denial;

NOW THEREFORE BE IT RESOLVED, on July 25, 2022, the ACSC Board of Directors hereby approves the request for the extension of the sloped roof to the back of the garage; 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 5206 Avenida Despacio and all future Mutual Members Owners at 5206 Avenida Despacio; 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.



RESOLUTION 03-22-86

Variance Request

WHEREAS, Ms. Carrie Eckert of 3374-C Punta Alta, an Andaluz style manor, requests Architectural Controls and Standards Committee approval of a variance for a rear patio extension with block wall into common area; and,

WHEREAS, a Neighborhood Awareness Notice was previously 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 March 18, 2022. No objections were received; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance for the rear patio extension with block wall on March 18, 2022 and the motion failed to pass;

NOW THEREFORE BE IT RESOLVED, on August 8, 2022, the Architectural Controls and Standards Committee hereby approves the request for the rear patio extension with block wall into 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 3374-C Punta Alta and all future Mutual Members at 3374-C Punta Alta; 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.



RESOLUTION 03-22-87

Variance Request

WHEREAS, Ms. Pricilla A Carroll of 5185 Duenas, a Villa Paraisa (C13) style manor, requests Architectural Controls and Standards Committee approval of a variance to allow the existing red manor entry door and side glazing to remain; and,

WHEREAS, no Neighborhood Awareness Notices were sent to the adjoining neighbors. The reason for lack of notification is that the door is installed and no further work is to be constructed; and

WHEREAS, in the event this Variance Request is denied, the Member is required to either: 1) Remove the entry door and side glazing and replace them with a paintable frame, door, and glazing material, or 2) Paint the existing door and side glazing the Standard 10 approved color(s); and

WHEREAS, in the event this Variance Request is approved, the Member shall submit and obtain an After the Fact Manor Alterations permit for the entry door and side glazing;

NOW THEREFORE BE IT RESOLVED, on August 8, 2022, the Architectural Controls and Standards Committee hereby approves the request to allow the entry door and side glazing to remain; 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 5185 Duenas and all future Mutual Members at 5185 Duenas; 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.



RESOLUTION 03-22-88

Variance Request

WHEREAS, Mrs. Judith Sando of 5210 Elvira, a Villa Paraisa (C13) style manor, requests Architectural Controls and Standards Committee approval of a variance to allow the replacement of existing red front door with a new red front door; and,

WHEREAS, no Neighborhood Awareness Notices were sent to the adjoining neighbors. The reason for lack of notification is that the door is installed and no further work is to be constructed; and

WHEREAS, in the event this Variance Request is denied, the Member is required to either: 1) Remove the red double entry door and replace them with a paintable frame, door or 2) Paint the existing red double door the Standard 10 approved color(s); and

WHEREAS, in the event this Variance Request is approved, the Member shall submit and obtain an After the Fact Manor Alterations permit for the replacement of the red double entry door;

NOW THEREFORE BE IT RESOLVED, on August 8, 2022, the Architectural Controls and Standards Committee hereby approves the request to allow the replacement of the red double entry door with a new red entry door; 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 5210 Elvira and all future Mutual Members at 5210 Duenas; 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.



RESOLUTION 03-22-94

Variance Request

WHEREAS, Mr. John B. Holtman of 5504-B Via Paseo Del Lago West, a Cabrillo style manor, requests Architectural Controls and Standards Committee approval of a variance for a patio enclosure and patio cover on previously extended rear patio slab; and,

WHEREAS, Neighborhood Awareness Notices were not sent to the adjacent residents because there is no direct line of sight to the proposed improvements, the improvements were previously approved and permitted, and there are no records of any complaints from any neighbors; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for a patio enclosure and patio cover on previously extended rear patio slab;

NOW THEREFORE BE IT RESOLVED, on August 22, 2022, the Architectural Controls and Standards Committee hereby approves the request for a patio enclosure and patio cover on previously extended rear patio slab; 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 5504-B Paseo Del Lago West and all future Mutual Members at 5504-B Paseo Del Lago West; 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.



RESOLUTION 03-22-102

Variance Request

WHEREAS, Mr. Michael Plotkowski of 3467-B Bahia Blanca West, a Navarro style manor, requests Architectural Controls and Standards Committee approval of a variance to retain patio slab extensions in common area; and,

WHEREAS, Neighborhood Awareness Notices were sent to 3466-A, 3466-B, 3467-A, 3468-A, 3468-B, and 3469-A 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 September 26, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to retain the patio slab extensions in common area;

NOW THEREFORE BE IT RESOLVED, on September 26, 2022, the Architectural Controls and Standards Committee hereby approves the request to retain the patio slab extension in 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 3467-B Bahia Blanca West and all future Mutual Members at 3467-B Bahia Blanca West; 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.

John Oak 09/26/2022



RESOLUTION 03-22-103

Variance Request

WHEREAS, Mr. Larry Smith of 3415-A Punta Alta, a Catalina style manor, requests Architectural Controls and Standards Committee approval of a variance for removing and supporting 3 structural kitchen walls and install 2 headers; and,

WHEREAS, Neighborhood Awareness Notices were sent to 3415-B, 3415-C, 3415-N, 3415-O, and 3415-P 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 September 26, 2022; and,

WHEREAS, the member shall obtain a City approved shoring permit engineered by a licensed structural engineer for all areas of the wall removal and new structural installation;

NOW THEREFORE BE IT RESOLVED, on September 26, 2022, the Architectural Controls and Standards Committee hereby approves the request for removing and supporting 3 structural kitchen walls and install 2 headers; 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 3415-A Punta Alta and all future Mutual Members at 3415-A Punta Alta; 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.

John Doe 09/26/2022



RESOLUTION 03-22-112

Variance Request

WHEREAS, Mr. Clyde Cicotte of 5458 Calle Pico, a Trinidad style manor, requests Architectural Controls and Standards Committee approval of a variance for a 6'x8' golf cart parking space in common area on brick pavers adjacent to the garage entrance; 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 September 26, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for 6'x8' golf cart parking space in common area on pavers;

NOW THEREFORE BE IT RESOLVED, on October 24, 2022, the Architectural Controls and Standards Committee hereby approves the request for the 6'x8' golf cart parking space in common area on pavers; 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 5458 Calle Pico and all future Mutual Members at 5458 Calle Pico; 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.



RESOLUTION 03-22-113

Variance Request

WHEREAS, Mr. Theodore R Pantoja of 3207-D Via Buena Vista, a La Princesa style manor, requests Architectural Controls and Standards Committee approval of a variance for removing patio enclosure and replacing with room addition, bathroom, and closet; 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 October 24, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for removing patio enclosure and replacing with room addition, bathroom, and closet;

NOW THEREFORE BE IT RESOLVED, on October 24, 2022, the Architectural Controls and Standards Committee hereby approves the request for removing patio enclosure and replacing with room addition, bathroom, and closet; 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 3207-D Via Buena Vista and all future Mutual Members at 3207-D Via Buena 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.



RESOLUTION 03-22-114

Variance Request

WHEREAS, Mr. Chin Feng Tang of 3507-A Bahia Blanca West, a Casa Rosa style manor, requests Architectural Controls and Standards Committee approval of a variance to extend bedroom 1, bedroom 2, and living room on approved rear patio slab extension, and install a wall in the garage to create a laundry room; 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 October 24, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to extend bedroom 1, bedroom 2, and living room on approved rear patio slab extension, and install a wall in the garage to create a laundry room;

NOW THEREFORE BE IT RESOLVED, on October 24, 2022, the Architectural Controls and Standards Committee hereby approves the request to extend bedroom 1, bedroom 2, and living room on approved rear patio slab extension, and install a wall in the garage to create a laundry room; 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 3507-A Bahia Blanca West and all future Mutual Members at 3507-A Bahia Blanca West; 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.



RESOLUTION 03-22-115

Variance Request

WHEREAS, Mr. Ralph M. Riggin of 3212-D Via Carrizo, a La Reina style manor, requests Architectural Controls and Standards Committee approval of a variance for a family room and a laundry room between master bedroom and garage; 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 October 24, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for the family room and a laundry room between master bedroom and garage;

NOW THEREFORE BE IT RESOLVED, on October 24, 2022, the Architectural Controls and Standards Committee hereby approves the request for a family room and a laundry room between master bedroom and garage; 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 3212-D Via Carrizo and all future Mutual Members at 3212-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.



RESOLUTION 03-22-124

Variance Request

WHEREAS, Ms. Hui Jin of 2400-3D Via Mariposa West, a Capri style manor, requests Architectural Controls and Standards Committee approval of a variance to install a non-standard size condenser on ground level; 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 November 28, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to install a 53.75" high, 39.375" wide, and 14.625" deep condenser on ground level;

NOW THEREFORE BE IT RESOLVED, on November 28, 2022, the Architectural Controls and Standards Committee hereby approves the request to install a non-standard size condenser on ground level; 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 2400-3D Via Mariposa West and all future Mutual Members at 2400-3D Via Mariposa West; 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.



RESOLUTION 03-22-125

Variance Request

WHEREAS, Mr. Michael D Lilburn of 3468-A Bahia Blanca West, a Navarro style manor, requests Architectural Controls and Standards Committee approval of a variance for fences and gate between entry pillars 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 November 28, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance fences and gate between entry pillars on common area;

NOW THEREFORE BE IT RESOLVED, on November 28, 2022, the Architectural Controls and Standards Committee hereby approves the request for fences and gate between entry pillars 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 3468-A Bahia Blanca West and all future Mutual Members at 3468-A Bahia Blanca West; 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.



RESOLUTION 03-22-126

Variance Request

WHEREAS, Ms. Kimiko M. Berger of 5043 Avenida Del Sol, a Villa Terraza style manor, requests Architectural Controls and Standards Committee approval of a variance for pavers on front walkway, patio extension off of kitchen, living room patio extension and replace side patio fence with stucco wall; 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 November 28, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance pavers on front walkway, patio extension off of kitchen, living room patio extension and replace side patio fence with stucco wall;

NOW THEREFORE BE IT RESOLVED, on November 28, 2022, the Architectural Controls and Standards Committee hereby approves the request for pavers on front walkway, patio extension off of kitchen, living room patio extension, and replace side patio fence with stucco wall; 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 5043 Avenida Del Sol and all future Mutual Members at 5043 Avenida 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.



RESOLUTION 03-22-127

Variance Request

WHEREAS, Mr. Paul Lee of 5110 Miembro, a Villa Serena style manor, requests Architectural Controls and Standards Committee approval of a variance for an office on the front patio, master bedroom extension, third bathroom install, relocating kitchen, living room, and dining room, 10' sliding glass door in living room, entry door relocation; 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 November 28, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for an office on front the patio, master bedroom extension, third bathroom install, relocating kitchen, living room, and dining room, 10' sliding glass door in living room, entry door relocation;

NOW THEREFORE BE IT RESOLVED, on November 28, 2022, the Architectural Controls and Standards Committee hereby approves the request for an office on front the patio, master bedroom room extension, third bathroom install, relocating kitchen, living room, and dining room, 10' sliding glass door in living room, entry door relocation; 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 5110 Miembro and all future Mutual Members at 5110 Miembro; 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.



RESOLUTION 03-22-128

Variance Request

WHEREAS, Ms. Connie J. Vilchez of 3051-B Via Serena South, a Villa Nova style manor, requests Architectural Controls and Standards Committee approval of a variance for kitchen extension, replace a mutual storage closet with picture window, and new construction window in master bedroom; 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 November 28, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for kitchen extension, removal of a mutual storage closet and install a picture window, and new construction window in master bedroom;

NOW THEREFORE BE IT RESOLVED, on November 28, 2022, the Architectural Controls and Standards Committee hereby approves the request for kitchen extension, replacing a mutual storage closet with picture window, and new construction window in master bedroom; 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 3051-B Via Serena South and all future Mutual Members at 3051-B Via Serena South; 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.



RESOLUTION 03-22-129

Variance Request

WHEREAS, Ms. Roberta K. Welsh of 3184-C Alta Vista, a Las Flores style manor, requests Architectural Controls and Standards Committee approval of a variance for a room addition on exclusive use rear 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 November 28, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for a room addition on exclusive use rear patio;

NOW THEREFORE BE IT RESOLVED, on November 28, 2022, the Architectural Controls and Standards Committee hereby approves the request for a room addition on exclusive use rear 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 3184-C Alta Vista and all future Mutual Members at 3184-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.



RESOLUTION 03-22-130

Variance Request

WHEREAS, Ms. Shan Hai Chen of 5201 Avenida Despacio, a Villa Serena style manor, requests Architectural Controls and Standards Committee approval of a variance for a master bedroom, living room and dining room extension onto exclusive use common area and install two closets into the garage from bedrooms 2 & 3; 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 November 28, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for master bedroom, living room and dining room extension onto exclusive use common area and two closets into the garage from bedrooms 2 & 3;

NOW THEREFORE BE IT RESOLVED, on November 28, 2022, the Architectural Controls and Standards Committee hereby approves the request for a master bedroom, living room and dining room extension onto exclusive use common area and two closets into the garage from bedrooms 2 & 3; 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 5201 Avenida Despacio and all future Mutual Members at 5201 Avenida Despacio; 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.



RESOLUTION 03-22-132

Variance Request

WHEREAS, Mr. Todd Chapman of 3446-A Bahia Blanca West, an Andaluz style manor, requests Architectural Controls and Standards Committee approval of a variance to retain CertainTeed Landmark terracotta shingles; 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 December 19, 2022; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to retain CertainTeed Landmark terracotta shingles;

NOW THEREFORE BE IT RESOLVED, on December 19, 2022, the Architectural Controls and Standards Committee hereby approves the request to retain certainteed landmark terracotta shingles; 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 3446-A Bahia Blanca West and all future Mutual Members at 3446-A Bahia Blanca West; 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.



RESOLUTION 03-23-05

Variance Request

WHEREAS, Ms. Yueh Tuan aka: Jennifer Liao of 2206-B Via Mariposa East, a Valencia style manor, requests Architectural Controls and Standards Committee approval of a variance for converting bedroom 2 to an office, relocating the kitchen, relocating the entry door, converting bedroom expansion to master suite #2, installing a 3rd bathroom in master suite #2, and new construction window in master suite; 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 January 23, 2023; and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for converting bedroom 2 to an office, relocating the kitchen, relocating the entry door, converting bedroom expansion to master suite #2, installing a 3rd bathroom in master suite #2, and new construction window in master suite;

NOW THEREFORE BE IT RESOLVED, on January 23, 2023, the Architectural Controls and Standards Committee hereby approves the request for converting bedroom 2 to an office, relocating the kitchen, relocating the entry door, converting bedroom expansion to master suite #2, installing a 3rd bathroom in master suite #2, and new construction window in master suite; 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 2206-B Via Mariposa East and all future Mutual Members at 2206-B Via Mariposa East; 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.



RESOLUTION 03-23-06

Variance Request

WHEREAS, Mr. Byron Blanco, Jr of 5440 Alta Vista, a Casa Grande style manor, requests Architectural Controls and Standards Committee approval of a variance for a 12' x 9' rear patio pavers on common area with a removable decorative block wall ranging from 2'-6" to 3' high; 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 January 23, 2023; and

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance for a 12' x 9' rear patio pavers on common area with a removable decorative block wall ranging from 2'-6" to 3' high;

NOW THEREFORE BE IT RESOLVED, on January 23, 2023, the Architectural Controls and Standards Committee hereby approves the request for a 12' x 9' rear patio pavers on common area with a removable decorative block wall ranging from 2'-6" to 3' high; 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 5440 Alta Vista and all future Mutual Members at 5440 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.



RESOLUTION 03-23-07

Variance Request

WHEREAS, Mr. Wenshing Lee of 2377-D-A Via Mariposa West, a Cordoba style manor, requests Architectural Controls and Standards Committee approval of a variance to remove two mutual owned rear patio columns for a room addition per standard plan 8, 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 January 23, 2023, and,

WHEREAS, the Architectural Controls and Standards Committee reviewed the variance and moved for approval of the variance to remove two mutual owned rear patio columns for a room addition per standard plan 8;

NOW THEREFORE BE IT RESOLVED, on January 23, 2023, the Architectural Controls and Standards Committee hereby approves the request for to remove two mutual owned rear patio columns for a room addition per standard plan 8; 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 2377-D-A Via Mariposa West and all future Mutual Members at 2377-D-A Via Mariposa West; 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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