



**MINUTES OF THE THIRD SPECIAL OPEN MEETING OF THE
THIRD LAGUNA HILLS MUTUAL BOARD OF DIRECTORS
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

**Friday, March 23, 2018 - 9:30 AM
Laguna Woods Village Community Center, 24351 El Toro Road
Willow Room**

**The purpose of this meeting is to discuss and consider the resolutions introduced
in February, 2018 that are on 30-day notification.**

Members Present: Rosemarie diLorenzo, Bill Walsh, James Tung, Steve Parsons, Roy Bruninghaus, Bert Moldow, Jules Zalon, and Susan Caine (arrived at 9:42 a.m.)

Bill Walsh left the meeting at 9:37 a.m. to attend the PAC Task Force Meeting

Others Present: Brad Hudson, Kurt Wiemann and Cheryl Silva

1. President diLorenzo called the meeting to order and announced that a quorum was present.
2. President diLorenzo led the Pledge of Allegiance
3. **Approval of Agenda**
Director Parsons made a motion to approve the agenda. The motion was seconded by Director Zalon. Director Bruninghaus requested to add agenda item 6i. Revised Electricity Usage Reimbursement Policy.
4. **Open Forum (Three Minutes per Speaker)**
There were no Members present.
5. **Responses to Open Forum Speakers--none**

6. Unfinished Business

- 6a. Entertain a Motion to Adopt a Resolution to Require Mandatory Water Heater Replacement (**FEBRUARY initial notification – 30 day notification to comply with Civil Code §4360 has been satisfied**)

**RESOLUTION 03-18-37
Water Heater Replacement During Resale**

WHEREAS, Third Laguna Hills Mutual has experienced significant damages to both Mutual and Members' property from the failure of aging water heaters; and

WHEREAS, Third Laguna Hills Mutual has determined that the majority of those failed water heaters are older than 10 years and beyond the term of the manufacturer's warranty; and

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of the Corporation hereby introduces a policy directing the Alterations Department to perform interior inspections during the resale process to verify the age of water heaters; and

RESOLVED FURTHER, Members will be required to replace all water heaters, at their expense, that are found to be in service over 10 years, of an indeterminable age, or in disrepair; Village Management Services Inc. will make available several avenues for Members to replace the water heater; and

RESOLVED FURTHER, Effective January 1, 2019, the replacement of a water heater during resale is mandatory; and

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

**FEBRUARY Initial Notification
30-day notification to comply with Civil Code §4360 has been satisfied.**

Director Moldow made a motion to adopt a resolution to require mandatory water heater replacement. The motion was seconded by Director Parsons and passed by unanimous consent.

- 6b. Entertain a Motion to Adopt a Resolution to Include Amendments to the Policy for Care and Maintenance of Patios, Balconies, Breezeways and Walkways in Three-Story Buildings (**FEBRUARY initial notification – 30 day notification to comply with Civil Code §4360 has been satisfied**)

RESOLUTION 03-18-38
**Care & Maintenance of Patios, Balconies, Breezeways
& Walkways in Garden Villa Style Three Story Buildings**

WHEREAS, the Board created a Garden Villas Breezeway Task Force to outline a communications program for the renovation of the buildings walkways;

WHEREAS, the renovation program includes replacement of the carpeted areas in the Garden Villa Breezeways recessed areas with concrete and other materials to match the existing walkways;

WHEREAS, Garden Villas Breezeway Task Force has recommended adoption of the Care & Maintenance of Patios, Balconies, Breezeways & Walkways in Three Story Buildings Policy, to include specific language regarding personal items in the newly renovated buildings; and,

WHEREAS, the Garden Villa policy compliments the existing Care & Maintenance of Patios, Balconies, Breezeways & Walkways Policy (Resolution 03-16-117).

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of this Corporation hereby adopts the "Care & Maintenance of Patios, Balconies, Breezeways & Walkways in Garden Villa Style Three Story Buildings Policy," as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that this policy applies to Garden Villa Buildings that have been renovated; and

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

February Initial Notification

30-day notification to comply with Civil Code §4360 has been satisfied.

Director Parsons made a motion to adopt a resolution to adopt a resolution to include amendments to the policy for care and maintenance of patios, balconies, breezeways and walkways in there-story building. The motion was seconded by Director Moldow and passed by unanimous consent.

- 6c. Entertain a Motion to Adopt a Resolution to Require Interior Pest Control Policy (**FEBRUARY initial notification – 30 day notification to comply with Civil Code §4360 has been satisfied**)

Resolution 03-18-39
Interior Pest Control Policy

WHEREAS, it is the resident's responsibility to eradicate pests in an individual manor; however, there is no formal policy in place to address such matters; and,

WHEREAS, establishing a policy would enable staff to efficiently and effectively administer pest eradication measures should the need arise, including multi-unit building infestation, as well as effectively set an expectation level for residents regarding responsibilities on pest control issues in their manors.

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of this Corporation adopts an Interior Pest Control Policy as attached to the official minutes of this meeting; and

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

FEBRUARY Initial Notification

30-day notification to comply with Civil Code §4360 has been satisfied.

Director Bruninghaus made a motion to adopt a resolution to require interior pest control policy. The motion was seconded by Director Zalon and passed by unanimous consent.

- 6d. Entertain a Motion to Adopt a Resolution for Alteration Standard Section 10: Exterior Doors (**FEBRUARY initial notification – 30 day notification to comply with Civil Code §4360 has been satisfied**)

RESOLUTION 03-18-40
Revise Alteration Standard Section 10 – Doors, Exterior (Swing)

WHEREAS, the Architectural Controls and Standards Committee recognizes the necessity to amend Alteration Standards and create new Alteration Standards as necessary; and,

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to revise Alteration Standard Section 10 – Doors, Exterior.

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of this Corporation hereby adopts revisions and amendments to

Alteration Standard Section 10 – Doors, Exterior (Swing);

2.0 TYPES OF DOORS

2.1 All doors shall be of solid core 1-1/2" minimum thickness with exterior grade hardware.

2.2 Dutch doors, split doors and French doors may be allowed provided any and all required permits are obtained through the City of Laguna Woods and the Alterations Division office. All costs of maintenance shall be borne by the Mutual member.

2.3 Glass in entry doors may be allowed provided it follows the standards set for such installation as required by the current California Building Code.

2.4 Door trim shall not exceed 3" in width unless prior approval is obtained from the Alterations Division.

3.0 APPLICATIONS

3.1 Doors shall be of wood, fiberglass or vinyl clad material. Doors shall be the body or trim color of the building, or be white. Doors may have natural or stained wood finish.

3.3 Door frames may not be replaced. Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.

3.4 Any required irrigation or landscaping modifications resulting from the door (or required landing) installation must be performed by the Agent's Landscaping Division, at the Mutual member's expense.

3.5 Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.

3.6 Existing header height must remain unchanged; and

RESOLVED FURTHER, Resolution 03-02-22, adopted March 18, 2003, is hereby superseded and canceled; and

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

FEBRUARY Initial Notification

30-day notification to comply with Civil Code §4360 has been satisfied.

Director Parsons made a motion to adopt a resolution for alteration standard section 10: Exterior Doors. The motion was seconded by Director Bruninghaus and passed by unanimous consent.

- 6e. Entertain a Motion to Adopt a Resolution for Alteration Standard Section 11: Exterior Floor Covering (**FEBRUARY initial notification 30 day notification to comply with Civil Code §4360 has been satisfied**)

RESOLUTION 03-18-41

Revise Alteration Standard Section 11 – Exterior Floor Coverings

WHEREAS, the Architectural Controls and Standards Committee recognizes the necessity to amend Alteration Standards and create new Alteration Standards as necessary; and,

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to revise Alteration Standard Section 11 – Exterior Floor Coverings.

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of this Corporation hereby adopts revisions and amendments to the following section of Alteration Standard Section 11 – Exterior Floor Coverings;

2.0 APPLICATIONS

2.1 Attaching substances shall encompass glues or adhesive strips for coverings on concrete patio slabs only. Coverings for balconies shall utilize adhesive strips only. Mortar, cements, etc., shall be used for tile only.

2.2 No screws, nails, or any type of penetrating attachments shall be permitted.

2.3 Walkway coverings and coatings are prohibited in Common Areas.

2.4 Color, style, fashion, or design of any floor covering shall be optional.

~~**2.5** Glazed tile, due to its slippery surface, is not recommended for use as a floor covering.~~

2.6 A four inch mow strip will be left (set back) on all patio slab coverings.

2.7 Concrete stain and epoxy coatings are permitted on concrete slabs in patios, atriiums, and courtyards only. These coatings are prohibited on Common Area walkways.

3.0 MAINTENANCE

3.1 Members must maintain and/or replace, as needed, all floor coverings installed.

3.2 Members shall remove any floor covering for access to the subsurface for purposes of repairs or inspection as may be required.

3.3 Members assume all responsibility for tile that cracks or becomes loose due to the building movement or other causes.

3.4 Members assume responsibility for any building damage occurred due to the installation of a floor covering.

3.5 On wood frame balconies, if the floor covering restricts the Mutual from performing periodic or preventive maintenance activities, the Member shall be responsible for all damages caused by the lack of maintenance.

3.6 If the floor covering holds moisture, restricts water drainage, or causes moisture related damage, the Member shall be responsible for all costs.

3.7 Floor coverings are installed by the Members at their own risk. Any building activity which may damage any type of floor covering shall be the resident's responsibility; and

RESOLVED FURTHER, Resolution 03-02-23, adopted March 18, 2003, is hereby superseded and canceled; and

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

FEBRUARY Initial Notification

30-day notification to comply with Civil Code §4360 has been satisfied.

Director Bruninghaus made a motion to adopt a resolution for Alteration Standard Section 11: Exterior Floor Coverings. The motion was seconded by Director Parsons. Director Moldow made an amendment to strike 2.5 from the resolution and the standard. The motion was seconded by Director Parsons.

Discussion ensued among the Directors.

The motion passed by unanimous consent.

6f. Entertain a Motion to Adopt a Resolution for Alteration Standard Section

13: Fences, Wrought Iron (FEBRUARY initial notification--30 day notification to comply with Civil Code §4360 has been satisfied)

RESOLUTION 03-18-42

Revise Alteration Standard 13 – Fences, Wrought Iron

WHEREAS, the Architectural Controls and Standards Committee recognizes the necessity to amend Alteration Standards and create new Alteration Standards as necessary; and,

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to revise Alteration Standard 13 – Fences, Wrought Iron.

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of this Corporation hereby adopts revisions and amendments to Alteration Standard Section 13 – Fences, Wrought Iron;

2.0 APPLICATIONS

2.1 No fence shall be over 5'-0" in height, inclusive of wall and fence, nor under 12" in height.

2.2 All posts shall be attached to slab, wall, or set in concrete. No posts shall have contact with any soil.

2.3 All posts and related pieces shall be of common square, rectangular, and flat stock. No round bar.

2.4 Attachments to buildings shall be lags only, predrilled and sealant applied. Sealant shall keep all moisture from entering the structure. All connections shall be galvanized or stainless steel.

2.5 Wrought iron fencing may be installed as part of a block wall. See Standard Section 6 for block walls.

2.6 Openings with gates are permissible. Openings may only open onto designated pathways.

2.8 All wrought iron shall be painted in accordance with the Mutual's painting policy; black, white, or the color of the wall of which it's attached. If existing wrought iron fencing or gates are present on the subject building, the color of these fences and gates shall set precedence.

2.9 Removal of decorative wrought iron over windows and security bars over windows is permitted.

3.0 SPRINKLER REVISIONS

3.1 Sprinklers will be revised only by the managing agent's landscape crews; the cost of such revisions shall be at the expense of the resident owner of that unit.

3.2 No sprinklers will be placed inside any patio area by the managing agent's landscape crews, and any sprinkler systems added shall not be connected to the Mutually-owned system; and

RESOLVED FURTHER, Resolution 03-13-74, adopted July 16, 2013, is hereby superseded and canceled; and

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

FEBRUARY Initial Notification

30-day notification to comply with Civil Code §4360 has been satisfied.

Director Parsons made a motion to approve a resolution for alteration standard section 13: Fences, Wrought Iron. Director Bruninghaus seconded the motion and it passed by unanimous consent.

- 6g. Entertain a Motion to Adopt a Resolution for Alteration Standard Section 17: Gates (**FEBRUARY initial notification--30 day notification to comply with Civil Code §4360 has been satisfied**)

RESOLUTION 03-18-43

Revise Alteration Standard Section 17 - Gates

WHEREAS, the Architectural Controls and Standards Committee recognizes the necessity to amend Alteration Standards and create new Alteration Standards as necessary;

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to Revise Alteration Standard Section 17 – Gates.

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of this Corporation hereby adopts revisions and amendments to Alteration Standard Section 17 - Gates;

2.0 APPLICATIONS – PATIO WALLS

2.1 No single gate will be of two pieces or require more than three hinges for attachments.

2.2 All gates, other than wrought iron, will be painted to match the color of the wall or the building in accordance with Mutual painting policy. Gates shall matching existing gates and fences.

2.3 Gates may be installed that open into limited common area; also where limited access to entryways does not obstruct necessary access to common areas.

2.4 Gates will be constructed of vinyl or wrought iron only.

2.5 Gates shall match existing design and construction.

2.6 Gates shall be no higher than the wall in which they are part of, with the exception of decorative or radiused finished tops.

3.0 APPLICATIONS – PATIO RAILINGS in Three Story Buildings

This Section Addresses Gates Cut Into Existing Metal or Wood Patio Railings in Three Story Buildings.

3.1 Gates can be installed only if the Common Area made accessible by the gate is safe to traverse considering factors such as the slope of the land and the landscaping, as determined by Staff.

3.2 A site inspection by the Alterations Inspector will be required prior to the issuance of a permit for a gate installation.

3.3 The opening cut into the railing for the gate must be a minimum of 24 inches and a maximum of 36 inches wide.

Director Parsons made a motion to approve a resolution for alteration standard section 17: Gates. Director Moldow seconded the motion and it passed by unanimous consent.

- 6h. Entertain a Motion to Adopt a Resolution for Alteration Standard Section 21: Patio Slabs (**FEBRUARY initial notification--30 day notification to comply with Civil Code §4360 has been satisfied**)

RESOLUTION 03-18-44

Revise Alteration Standard Section 21 Patio Slabs

WHEREAS, the Architectural Controls and Standards Committee recognizes the need to amend Alteration Standards and create new Alteration Standards as necessary;

WHEREAS, the Architectural Controls and Standards Committee

recognizes the need to Alteration Section 21 Patio Slabs.

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of this Corporation hereby adopts revisions and amendments to Alteration Section 21 Patio Slabs;

2.0 PREPARATIONS

2.1 In each case, the site will be inspected prior to work for adjustments pertaining to this section.

2.2 No slab will be allowed that will hinder yard drainage.

2.3 No slab will be allowed in areas where access for maintenance is required.

2.4 In no case will concrete cover over sprinklers, sprinkler lines, or other related items.

3.0 APPLICATIONS

3.1 Patios may be constructed of a concrete slab or interlocking concrete pavers only.

3.2 Planting or dirt areas inside the defined patio walls may be paved over with concrete or interlocking pavers providing the paving does not extend beyond the wall.

3.3 Concrete slabs will be 4" minimum thick and will be constructed of 520-C-2500 concrete. Welded wire mesh or #3 rebar and a vapor barrier with minimum of 1" sand cover are required.

3.4 All installations must have a minimum slope of 1/4" per foot and drain to drain inlets or landscaping.

3.5 Interlocking paver installations must use treated wood, redwood or plastic edging. Edging shall be secured in place per manufacturer's specifications.

3.6 Interlocking paver installations must use a "Class 2" subbase of a minimum of 4 inches deep and must use a coarse sand layer of at least 1 inch thick as bedding for pavers. Paved area must be compacted with a vibrating flat plate to lock pavers into place.

3.7 Pavers may be 7/8 of an inch to one inch thick if overlaid on an existing concrete slab. Otherwise pavers must be 2 3/8-inches thick.

3.8 Pavers may not form or contain any pictures, symbols or wording.

3.9 Refer to Section 11 – Exterior Floor Coverings for specifications regarding covering patio slabs.

3.10 Patio slab extensions shall not encroach into Common Area.

4.0 SPRINKLER REVISIONS

4.1 Any required landscape or irrigation revisions will be performed only by Village landscape crews, and the cost of such revisions shall be at the cost of the Mutual member performing the alteration.

4.2 No sprinklers will be placed inside any patio area by Village landscape crews. Any systems added shall not be connected to the Mutual-owned system; and

RESOLVED FURTHER, Resolution 03-03-17 adopted February 18, 2003, is hereby superseded and canceled; and

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

FEBRUARY Initial Notification

30-day notification to comply with Civil Code §4360 has been satisfied.

Director Bruninghaus made a motion to approve a resolution for alteration standard section 21: Patio Slabs. Director Moldow seconded the motion and it passed by unanimous consent.

This item was added to the agenda from the March 20, 2018 Board Meeting.

- 6i. Entertain a Motion to Introduce a Resolution for an Electricity Use Reimbursement Policy Revision (**MARCH initial notification—must postpone 30 days to comply with Civil Code §4360**)

Resolution 03-18-XX

Revised Electricity Usage Reimbursement Policy

WHEREAS, the Mutual has historically reimbursed members for electricity consumption related to the restoration of manors as a result of moisture intrusion, as well as for excess electricity consumed due to hot water supply line leaks; and

WHEREAS, the practice of reimbursing members for electricity usage has not been formally recorded as an explicit Third Mutual policy;

NOW THEREFORE BE IT RESOLVED, March 23, 2018, that the Board of Directors of this Corporation hereby introduces the revised Electricity Usage Reimbursement Policy, in accordance with Resolution 03-17-68 (Damage Restoration Policy), as follows:

- For moisture-intrusion events where dry-down of property is required, the Mutual will reimburse for electricity used at a flat rate of \$32.00 for each room (closets and/or hallways are considered separate rooms), requiring the use of dry down equipment, as verified by the Moisture Intrusion Coordinator.
- For hot water leaks where excess electricity has been consumed, the Mutual will reimburse for excess electricity consumption for a maximum period of three Southern California Edison billing periods, as evidenced by detailed billing statements for each of the three periods involved. Additional electricity use beyond the period of three billing cycles is the responsibility of the Member and is not reimbursable by the Mutual.
- All reimbursements will be charged to the Disaster Fund.

RESOLVED FURTHER, that Resolution 03-11-48 adopted April 19, 2011 is hereby superseded and cancelled; 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.

MARCH Initial Notification

Should the Board endorse the proposed revisions, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 30-days from the postponement to comply with Civil Code §4360.


Director Tung made a motion to introduce a resolution for an electricity use reimbursement policy revision. The motion was seconded by Director Bruninghaus. Director Moldow amended the motion to add the clarification that a closet or hallway will be considered as "a room" to the resolution for the seconded reading. The amended motion passed by consensus

7. Director's Comments

Director Tung commented that he talked to Bruce Hartley about Faulk (2113). The tree is scheduled to be trimmed in May.

Director diLorenzo asked who is responsible for trash issues.

8. The meeting was adjourned at 10:25 a.m.



Rosemarie diLorenzo
President of the Third Board



Care & Maintenance of Patios, Balconies, Breezeways

& Walkways in Garden Villa Style Three Story Buildings

I. Purpose

The purpose of this policy is to set forth guidelines by Third Laguna Hills Mutual (TLHM) for the safety, attractiveness and prevention of damage to Garden Villa Style Three Story Buildings from items placed by the residents in “Common Area” and “Exclusive Use Common Area” that are resurfaced and color coded.

The policy applies to Garden Villa Buildings that have gone through the renovation program which includes replacement of the carpeted areas in the breezeways recessed areas with concrete and other materials to match the existing walkways.

II. Definition

- a. Building Social Areas – are color coded areas designated at each first floor breezeway.
- b. Breezeway – Common Areas on the first floor used as a passageway by all residents.
- c. Color-Coded Common Areas - areas located at the entrance of the manor where the Resident of the manor, may place plants, furniture and statues within the color-coded area. This includes striped areas designated for a manor’s plants and furniture.
- d. Common Area - areas for the use and enjoyment of all residents, and may not be used for the private use of residents. The walkways, breezeways and building social areas are considered Common Areas. These areas are controlled and administered by TLHM.
- e. Exclusive Use Common Area – area designated on the original floor plan of the unit for the exclusive use of resident of the manor. Patios and balconies are considered Exclusive Use Common Areas.
- f. Governing Documents - the Articles of Incorporation, Bylaws, Covenants, Conditions, and Restrictions (CC&R’s), and any rules and regulations adopted by the Board.
- g. Manor – a residential condominium unit in TLHM.
- h. Member – a person who has been approved by TLHM as being entitled under the Governing Documents of TLHM to membership in TLHM and has an appurtenant right of membership in the Golden Rain Foundation.
- i. Resident – person who has been approved by the Board of Directors for occupancy.
- j. Staff - Employees authorized to act on behalf of TLHM.

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- k. Walkway – Common Areas on the second and third floors used as a passageway by all residents.

III. Terms & Conditions

- a. All plants must be “suitably potted” to not create a nuisance. Pots must be of appropriate size, strength and aesthetically compatible with guidelines set by TLHM. Pots must have adequately sized saucers to collect excess water, and elevated by sturdy platforms with casters. Care must be used to control the amount of water given so as not to run over the saucer and collect on the floor surfaces or fall to a lower level of the building on people, windows, or other objects belonging to neighbors.
- b. The planting and growing of tomatoes, vegetables, fruit, or any other crops on patios, balconies, breezeways, walkways and in Common Areas is prohibited; whether in pots or planted in the ground. These types of plants draw vermin and insects, making them unsuitable for the wellbeing of building residents.
- c. Item such as plants, statues, and furniture may be placed outside a manor’s front door, on the floor and shall be limited, so as to not create a hazard or impede walkway and breezeway access. Adequate clearance is required to allow for access through the area with a minimum of 48-inch clearance as required by law. Pots must be placed at least 18 inches away from all walls, or as determined by the Compliance Division. For manors on the first floor, the items mentioned above may only be placed within the color coded designated areas in the breezeways.
- d. Potting supplies and gardening equipment such as garden tools, empty pots, dirt, and fertilizer must not be stored on breezeways or walkways. They must be kept inside the Manor or an enclosed storage area.
- e. Nothing may be attached to TLHM walls. Hangings on the front door of a manor are permitted.
- f. Furniture and items designed for indoor use are not allowed to be placed in the Common Areas.
- g. All plants shall be maintained by the resident in a healthy, well cared for condition, properly watered and pruned. Non-plant items shall be maintained clean and in good condition.
- h. Items that constitute a nuisance to one’s neighbors should not be placed in Common Areas or Exclusive Use Common Areas. Examples are: food or water which will attract birds, insects, or other animals. Residents are encouraged to resolve amicably differences or disputes involving such items. Wind chimes are prohibited at all 3-Story Buildings.
- i. A resident’s balcony and patio area adjoining a manor is Exclusive Use Common area. This area needs the same care and protection as walkways and breezeways to prevent dry rot, decay and mold of surfaces. Therefore only a limited number of potted plants on the balconies of

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multistory buildings are permitted, without the prior approval of TLHM. No more than 15 percent of the total floor surface area of a balcony may be used for potted plants.

- j. Landscape crews will not care for a resident's personal items placed in Common Areas or in Exclusive Use Common Areas unless arranged through the Resident Services Department as a chargeable service.
- k. Residents are responsible for the removal and replacement of items such as; plants, furnishings, and statues that have been placed in Common Areas and in Exclusive Use Common Areas when requested to be moved for cleaning and/or maintenance/construction. TLHM may offer staff to move such plants, furnishings and statues as a chargeable service.
- l. TLHM shall be responsible for landscaping and maintaining the breezeways in a manner that enhances the living space for the benefit of all building residents.
- m. Building Social Areas will have landscape provided and maintained by TLHM. Building residents may collectively decide on furnishings for these areas, at the expense of the building residents within approved guidelines.
- n. Use of the Building Social Areas may not create a nuisance to neighbors.
- o. Any building, by majority, may establish additional rules, providing the rules are not in conflict with the above guidelines.

The TLHM Board of Directors shall resolve any disputes or misunderstandings relating to Common Areas.

IV. Enforcement

TLHM is authorized to take disciplinary or suspension action against a Member found to be in violation of this Policy. The Board of Directors has the authority to impose monetary fines, suspend privileges, and/or bring forth legal action upon Member who is in violation of the Governing Documents and rules.

Member is personally responsible for ensuring that the rules, regulations, and policies are followed by anyone they allow into the community. This includes any co-occupant, lessee, guest, care provider, vendor, invitee or contractor.

A complaint may be registered by calling the Security Department at 949-580-1400 or anonymously via the Compliance Division at 949-268-CALL or compliance@vmsinc.org.

Attachment 1

Interior Pest Control Policy

Adopted 03-23-18
Resolution 03-18-39

1.0 PURPOSE & SCOPE

1.1 PURPOSE

The purpose of this document is to define the policies of Third Laguna Hills Mutual (TLHM) regarding the treatment and control of pests within the dwelling units.

1.2 SCOPE

Interior pests within the dwelling units incorporated within this policy include, but are not limited to, ants, bed bugs, cockroaches, spiders, fleas, and ticks "interior vermin". Exterior pests include, but are not limited to, termites, bees, wasps, and rodents "exterior vermin".

2.0 RESPONSIBILITIES

2.1 INTERIOR PESTS – Individual Manors

Members shall be responsible for controlling pests inside of the manor and interior vermin. Members must comply when a 72-hour eradication notice is sent by the Maintenance and Construction Division (M&C Division). Member(s) must provide proof of eradication from a certified pest control company.

2.2 INTERIOR PESTS – Multiple Manors

In the event of multiple unit interior infestations in a building which requires to have all pests eliminated simultaneously, TLHM may take responsibility for administration, scheduling, and execution of the treatment(s); however, the individual Member(s) determined to be the source of the infestation shall reimburse TLHM for costs incurred to perform treatment(s).

2.3 INTERIOR PESTS – Wood-destroying insects

TLHM shall continue to take responsibility for the treatment of termites affecting Mutual-controlled property within Manors.

2.4 EXTERIOR PESTS

TLHM shall continue to be responsible for controlling exterior vermin inhabiting Mutual-controlled property.

3.0 PROCEDURE

3.1 Residents are required to report any possible pest issue to the Resident Services Department at 949-597-4600.

3.2 The M&C Division will receive the information and schedule an inspection as soon as reasonably possible.

3.3 The M&C Division will inspect and determine if the pests are contained in the manor.

3.4 If the pests are contained in the manor:

3.4.1 The Member will contact, hire, and schedule treatment from a professional company that specializes in interior pests within 72 hours.

3.4.2 The Member will need to provide the M&C Division confirmation that the treatment was performed.

3.4.3 The M&C Division will follow up on eradication with an inspection.

3.4.4 If the Member does not have the pest eradication completed within 5 business days, the M&C Department will take action to have the infestation eradicated professionally and the information forwarded to the Compliance Division for disciplinary action.

3.5 If the pests have extended beyond the manor:

3.5.1 The M&C Division will take action to schedule and coordinate a whole-structure tenting.

3.5.2 The M&C Division will determine if the building's regularly scheduled termite tenting is within the year and have both treatments done at the same time.

3.5.3 The M&C Division will follow the same notice requirements as outlined in the Pest Control for Termites Program.

3.5.4 The Member who is determined to be the source of the infestation shall be noticed for a disciplinary hearing and may be held responsible for all costs associated with the whole-structure tenting treatment.

4.0 Enforcement

TLHM is authorized to take disciplinary action against a Member found to be in violation of this Policy. The Board of Directors has the authority to impose monetary fines, suspend privileges, and/or bring forth legal action upon Member who is in violation of the Governing Documents and rules. The Board of Directors also has the authority to require that the Member reimburse TLHM for any and all associated costs incurred with the eradication of interior pests.

Member is personally responsible for ensuring that the rules, regulations, and policies are followed by anyone they allow into the community. This includes any co-occupant, lessee, guest, care provider, vendor, invitee or contractor.

A complaint may be registered by calling the Security Department at 949-580-1400 or anonymously via the Compliance Division at 949-268-CALL or compliance@vmsinc.org.



~~THIRD LAGUNA HILLS MUTUAL~~

SECTION 10 DOORS, EXTERIOR (SWING)

JANUARY 1989

REVISED AUGUST 2002, RESOLUTION M3-02-38

REVISED MARCH 2003, RESOLUTION 03-02-22

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

REVISED MARCH 23, 2018, RESOLUTION 03-18-40 1.0

GENERAL REQUIREMENTS

FOR GENERAL REQUIREMENTS SEE SECTION 1

GENERAL REQUIREMENTS FOR ALTERATION STANDARDS

- 1.1 PERMITS AND FEES:** ~~A Mutual permit is required for all alterations to the building. A City of Laguna Woods permit may be required. All fees for both Mutual and City permits shall be paid for by the Member and/or his or her contractor. Member and/or his or her contractor must provide the Permits and Inspections office with City permit number(s) prior to beginning work.~~
- 1.2 MEMBERS' RESPONSIBILITY:** ~~The Member is solely responsible for the maintenance, repair, and/or removal of all alterations to the building.~~
- 1.3 CODES AND REGULATIONS:** ~~All work shall comply with all applicable local, state, and federal requirements, including, but not limited to, the current edition of the National Electric Code (NEC).~~
- 1.4 WORK HOURS:** ~~No work shall commence prior to 7:00a.m. and no work shall be permitted after 6:00p.m. Monday through Friday. Work on Saturday shall be permitted from 9:00a.m. — 2:00p.m. for work which results in construction-related noise (e.g. cutting tile, hammering, use of power tools). For work that does not result in excessive noise, such as painting and carpet installation, permitted hours are 7:00a.m. — 6:00p.m. No work whatsoever shall be permitted on Sunday.~~



- ~~1.5 **PLANS:** The Member applying for a permit shall provide to the Permits and Inspections office a detailed plan(s) for approval indicating all work to be done, i.e., size, location, description and specifications.~~
- ~~1.6 **DUMPSITES:** The premises shall be kept free of accumulation of waste materials and/or rubbish caused by construction work. The Member and/or his or her contractor is responsible for removal of debris and excess material and must leave work areas "BROOM CLEAN" daily. **USE OF COMMUNITY DUMPSITES FOR CONSTRUCTION RELATED DUMPING IS NOT PERMITTED.** Contractor's or Member's dumpsters, if required, must have location approved by the Permits and Inspections office.~~
- ~~1.7 **CONTRACTOR:** Installation must be performed by a California licensed contractor of the appropriate trade.~~
- ~~1.8 **CONTRACTOR'S CONDUCT:** Member's contractor's, their personnel, and sub-contractors shall refrain at all times from using profanity, abusive or loud language, and must wear shirts at all times. Radio, MP3, CD or cassette players are not permitted on the project site. Contractor personnel will, at all times, extend and exhibit a courteous demeanor to residents.~~

2.0 **TYPES OF DOORS**

- 2.1 All doors shall be of solid core 1-1/2" minimum thickness with exterior grade hardware.
- 2.2 Dutch doors, split doors and French doors may be allowed provided any and all required permits are obtained through the City of Laguna Woods and the Permits and Inspections office. All costs of maintenance shall be borne by the Mutual member. ~~The exterior of the doors shall match the Mutual's painting policy, be of natural or stained wood, or of vinyl material.~~
- 2.3 Glass in entry doors may be allowed provided it follows the standards set for such installation as required by the current California Building Code. the Uniform Building Code and complies in all respects with such standards.
- ~~2.4 Door trim shall not exceed 3" in width unless prior approval is obtained from the Alterations Department.~~

3.0 **APPLICATIONS**

- 3.1 ~~All doors shall be painted or stained to maintain an appearance that conforms to the approved paint color criteria as dictated by the Mutual's Policy on Exterior Paint Colors and Procedures. Doors shall be of natural or stained wood, or of fiberglass, or vinyl clad material. ~~Painted d~~Doors shall be the body~~



or trim color of the building, or be white. Doors may have natural or stained wood finish.

3.2 Screen door additions are acceptable.

3.3 ~~Exterior doors shall be compliant with the current edition of the Uniform Building Code.~~ Door frames may not be replaced. Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.

3.4 Any required irrigation or landscaping modifications resulting from the door (or required ~~steep~~ landing) installation must be performed by ~~PCM~~ the Agent's Landscaping Division, at the Mutual member's expense.

3.65 ~~Exterior doors shall only be allowed in existing openings. For existing openings wider than 36", doors with accompanying sidelights may be used.~~

3.6 Existing header height must remain unchanged.



~~THIRD LAGUNA HILLS MUTUAL~~

SECTION 11 EXTERIOR FLOOR COVERINGS

JANUARY 1989

REVISED MARCH 2003, RESOLUTION 03-03-23

**GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION
03-11-49 REVISED MARCH 23, 2018, RESOLUTION 03-18-41**

1.0 GENERAL REQUIREMENTS

**For General Requirements See
Section 1 General Requirements For Alteration Standards**

~~**1.0 GENERAL REQUIREMENTS**~~

- ~~**1.1 PERMITS AND FEES:** A Mutual permit is required for all alterations to the building. A City of Laguna Woods permit may be required. All fees for both Mutual and City permits shall be paid for by the Member and/or his or her contractor. Member and/or his or her contractor must provide the Permits and Inspections office with City permit number(s) prior to beginning work.~~
- ~~**1.2 MEMBERS' RESPONSIBILITY:** The Member is solely responsible for the maintenance, repair, and/or removal of all alterations to the building.~~
- ~~**1.3 CODES AND REGULATIONS:** All work shall comply with all applicable local, state, and federal requirements including, but not limited to, the current edition of the National Electric Code (NEC).~~
- ~~**1.4 WORK HOURS:** No work shall commence prior to 7:00a.m. and no work shall be permitted after 6:00p.m. Monday through Friday. Work on Saturday shall be permitted from 9:00a.m. — 2:00p.m. for work which results in construction-related noise (e.g. cutting tile, hammering, use of power tools). For work that does not result in excessive noise, such as painting and carpet installation, permitted hours are 7:00a.m. — 6:00p.m. No work whatsoever shall be permitted on Sunday.~~
- ~~**1.5 PLANS:** The Member applying for a permit shall provide to the Permits and Inspections office a detailed plan(s) for approval indicating all work to be done, i.e., size, location, description and specifications.~~



- ~~1.6 **DUMPSITES:** The premises shall be kept free of accumulation of waste materials and/or rubbish caused by construction work. The Member and/or his or her contractor is responsible for removal of debris and excess material and must leave work areas "BROOM CLEAN" daily. **USE OF COMMUNITY DUMPSITES FOR CONSTRUCTION RELATED DUMPING IS NOT PERMITTED.** Contractor's or Member's dumpsters, if required, must have location approved by the Permits and Inspections office.~~
- ~~1.7 **CONTRACTOR:** Installation must be performed by a California licensed contractor of the appropriate trade.~~
- ~~1.8 **CONTRACTOR'S CONDUCT:** Member's contractor's, their personnel, and sub-contractors shall refrain at all times from using profanity, abusive or loud language, and must wear shirts at all times. Radio, MP3, CD or cassette players are not permitted on the project site. Contractor personnel will, at all times, extend and exhibit a courteous demeanor to residents.~~

2.0 **APPLICATIONS**

- ~~2.1 Floor coverings are installed by the Mutual members at their own risk. Any building activity which may damage any type of floor covering shall be the resident's responsibility.~~
- 2.12 Attaching substances shall encompass glues or adhesive strips for carpeting coverings on concrete patio slabs only. Carpeting Coverings for balconies shall utilize adhesive strips only. Mortar, cements, etc., for tile only.
- 2.23. No screws, nails, or any type of penetrating attachments shall be permitted.
- 2.34 Walkway coverings and coatings are prohibited in Common Areas. ~~Floor coverings shall not be installed on any non-entry walk.~~
- 2.45 Color, style, fashion, or design of any floor covering shall be optional.
- 2.56 Glazed tile, due to its slippery surface, is not recommended for use as a floor covering.
- 2.67 A four inch mow strip will be left (set back) on all patio slab coverings. ~~For all walkway coverings~~



- 2.78** Concrete stain and epoxy coatings are permitted on concrete slabs in patios, atriums, and courtyards only. These coatings are prohibited on Common Area walkways.

3.0 **MAINTENANCE**

- 3.1** ~~Mutual~~ Members must maintain and/or replace, as needed, all floor coverings installed.
- 3.2** ~~Mutual~~ Members shall ~~be responsible to~~ remove any floor covering for access to the subsurface for purposes of repairs ~~or inspection~~ as may be required.
- 3.3** ~~Mutual~~ Members assume all responsibility for tile that cracks or becomes loose due to the building movement or other causes.
- 3.4** ~~Mutual—Members~~ assume responsibility for any building damage occurred due to the installation of a floor covering.
- 3.5** On wood frame balconies, if the floor covering restricts the Mutual from performing periodic or preventive maintenance activities, the Member shall be responsible for all damages caused by the lack of maintenance.
- 3.6** If the floor covering holds moisture, restricts water drainage, or causes moisture related damage, the Member shall be responsible for all costs related to the damage.
- 3.7** Floor coverings are installed by the Members at their own risk. Any building activity which may damage any type of floor covering shall be the resident's responsibility.



THIRD LAGUNA HILLS MUTUAL

SECTION 13 FENCES, WROUGHT IRON

FEBRUARY 1985

REVISED APRIL 1996, RESOLUTION M3-96-28

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

REVISED JULY 2013, RESOLUTION 03-13-74

REVISED MARCH 23, 2018, RESOLUTION 03-18-42

1.0 GENERAL REQUIREMENTS

For General Requirements See

Section 1 General Requirements for Alteration Standards

- ~~1.1 **PERMITS AND FEES:** A Mutual permit is required for all alterations to the building. A City of Laguna Woods permit may be required. All fees for both Mutual and City permits shall be paid for by the Member and/or his or her contractor. Member and/or his or her contractor must provide the Permits and Inspections office with City permit number(s) prior to beginning work.~~
- ~~1.2 **MEMBERS' RESPONSIBILITY:** The Member is solely responsible for the maintenance, repair, and/or removal of all alterations to the building.~~
- ~~1.3 **CODES AND REGULATIONS:** All work shall comply with all applicable local, state, and federal requirements including, but not limited to, the current edition of the National Electric Code (NEC).~~
- ~~1.4 **WORK HOURS:** No work shall commence prior to 7:00a.m. and no work shall be permitted after 6:00p.m. Monday through Friday. Work on Saturday shall be permitted from 9:00a.m. — 2:00p.m. for work which results in construction-related noise (e.g. cutting tile, hammering, use of power tools). For work that does not result in excessive noise, such as painting and carpet installation, permitted hours are 7:00a.m. — 6:00p.m. No work whatsoever shall be permitted on Sunday.~~
- ~~1.5 **PLANS:** The Member applying for a permit shall provide to the Permits and Inspections office a detailed plan(s) for approval indicating all work to be done, i.e., size, location, description and specifications.~~



- ~~1.6 — **DUMPSITES:** The premises shall be kept free of accumulation of waste materials and/or rubbish caused by construction work. The Member and/or his or her contractor is responsible for removal of debris and excess material and must leave work areas "**BROOM CLEAN**" daily. **USE OF COMMUNITY DUMPSITES FOR CONSTRUCTION RELATED DUMPING IS NOT PERMITTED.** Contractor's or Member's dumpsters, if required, must have location approved by the Permits and Inspections office.~~
- ~~1.7 — **CONTRACTOR:** Installation must be performed by a California licensed contractor of the appropriate trade.~~
- ~~1.8 — **CONTRACTOR'S CONDUCT:** Member's contractor's, their personnel, and sub-contractors shall refrain at all times from using profanity, abusive or loud language, and must wear shirts at all times. Radio, MP3, CD or cassette players are not permitted on the project site. Contractor personnel will, at all times, extend and exhibit a courteous demeanor to residents.~~

2.0 **APPLICATIONS**

- 2.1 No fence shall be over 5'-0" in height, inclusive of wall and fence, ~~nor~~ under 12" in height.
- 2.2 All posts shall be attached to slab, wall, or set in concrete. No posts shall have contact with any soil.
- 2.3 All posts and related pieces shall be of common square, rectangular, and flat stock. No round bar.
- 2.4 Attachments to buildings shall be lags ~~or metal shots~~ only, predrilled and adequate sealant applied. Sealant shall keep all moisture from entering the structure. All connections shall be galvanized or stainless steel.
- 2.5 Wrought iron fencing may be installed as ~~approved as~~ part of a block wall. See Specifications Standard Section 6 for block walls.
- 2.6 Openings ~~for with~~ gates are permissible. Openings may only open onto designated pathways.
- 2.7 Block walls with wrought iron fencing may be installed between the existing entry columns, and between an entry column and an adjacent wall, of single story manors. Common Area Agreements will be required when the Condominium Plan designates the location of the alteration as Mutual Common Area.



- 2.8 All wrought iron shall be painted in accordance with the Mutual's painting policy- black, white, or the color of the wall of which it's attached. If existing wrought iron fencing or gates are present on the subject building, the color of these new fences and gates shall match existing.
- 2.9 Removal of decorative wrought iron over windows and security bars over windows is permitted.

3.0 **SPRINKLER REVISIONS**

- 3.1 Sprinklers will be revised only by the ~~managing agent's~~Staff landscape crews, and the cost of such revisions shall be at the expense of the ~~resident owner~~Member of that unit.
- 3.2 No sprinklers will be placed inside any patio area by the managing agent's landscape crews, and nor shall any sprinkler systems added shall ~~not~~ be connected to the Mutually-owned system.



~~THIRD LAGUNA HILLS MUTUAL~~

SECTION 17 GATES

SEPTEMBER 1981

REVISED APRIL 1996, RESOLUTION M3-96-28

REVISED MAY 2008, RESOLUTION 03-08-42

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

GENERAL REQUIREMENTS REMOVED JANUARY 2018, RESOLUTION
03-18-XX REVISED MARCH 23, 2018, RESOLUTION 03-18-43

1.0 GENERAL REQUIREMENTS

FOR GENERAL REQUIREMENTS SEE

SECTION 1 GENERAL REQUIREMENTS FOR ALTERATION STANDARDS

- ~~1.1 **PERMITS AND FEES:** A Mutual permit is required for all alterations to the building. A City of Laguna Woods permit may be required. All fees for both Mutual and City permits shall be paid for by the Member and/or his or her contractor. Member and/or his or her contractor must provide the Permits and Inspections office with City permit number(s) prior to beginning work.~~
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~~painting and carpet installation, permitted hours are 7:00a.m. — 6:00p.m. No work whatsoever shall be permitted on Sunday.~~

~~1.5 — **PLANS:** The Member applying for a permit shall provide to the Permits and Inspections office a detailed plan(s) for approval indicating all work to be done, i.e., size, location, description and specifications.~~

~~1.6 — **DUMPSITES:** The premises shall be kept free of accumulation of waste materials and/or rubbish caused by construction work. The Member and/or his or her contractor is responsible for removal of debris and excess material and must leave work areas "**BROOM CLEAN**" daily. **USE OF COMMUNITY DUMPSITES FOR CONSTRUCTION RELATED DUMPING IS NOT PERMITTED.** Contractor's or Member's dumpsters, if required, must have location approved by the Permits and Inspections office.~~

~~1.7 — **CONTRACTOR:** Installation must be performed by a California licensed contractor of the appropriate trade.~~

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2.0 **APPLICATIONS – PATIO WALLS**

2.1 No single gate will be of two pieces or require more than three hinges for attachments.

2.2 All gates, other than wrought iron, will be painted to match the color of the wall or the building in accordance with Mutual painting policy. Gates shall matching existing gates and fences.

2.3 Gates may be installed that open into limited common area; also where limited access to entryways does not obstruct necessary access to common areas.

2.4 Gates will be constructed of woodvinyl or wrought iron only.

2.5 Gates shall match existing design and construction.

2.6 Gates shall be no higher than the wall in which they are part of, with the exception of decorative or radiused finished tops.



3.0 APPLICATIONS – PATIO RAILINGS IN THREE STORY BUILDINGS

~~3.1~~ This Section Addresses Gates Cut Into Existing Metal, Or Wood, Patio Railings In Three Story Buildings.

~~3.23.1~~ Gates can be installed only if the Common Area made accessible by the gate is safe to traverse considering factors such as the slope of the land and the landscaping, as determined by Staff.

~~3.33.2~~ A site ~~visit-inspection~~ by the Alterations Inspector will be required prior to the issuance of a permit for a gate installation.

~~3.43.3~~ The opening cut into the railing for the gate must be a minimum of 24" and a maximum of 36" wide.

~~3.53.4~~ Gates will be constructed and painted to match the existing railing.

~~3.63.5~~ Where cuts have been made they will be finished to prevent injuries. Horizontal wrought iron bars must be capped, or sealed to prevent moisture intrusion. Caps must be steel; plastic caps are prohibited.

~~3.73.6~~ Vertical bars of the same size and shape as the railing's original bars must finish the ends of the gate and railing where they have been cut. These vertical bars must be capped, ~~—or otherwise sealed,~~ to prevent moisture intrusion. Caps must be steel; plastic caps are prohibited.

~~3.83.7~~ Gates should be positioned in either side of the railing, and not the front, be clear of obstructions, and designed to swing so that they provide access to a safe passage with minimal impact on the landscaping. The gates must be able to open fully, at least 90 degrees, without striking objects on adjacent walls or in the landscape. If the gate opens onto the patio it must not obstruct the manor doorway that accesses the patio.

~~3.9A~~ ~~landing the length of the gate opening and 36" wide may be required to be constructed to be even with the grade of the patio. Site-specific plans, including method of attachment to the existing patio, inclusive of any necessary moisture barrier, must be submitted for consideration.~~

~~3.10~~ ~~Steps, positioned along the side of the patio must be provided to reach the landing if the distance from the surface of the landing to the~~



~~ground is greater than 7.5". No step may have a rise of over 7.5", or a tread of less than 11". Steps will be 36" wide to match the width of the landing. If more than one step is required the rise for each of the steps may not vary by more than 3/8" from one another. Maximum number of steps is four (4) with no more than a 30 inch rise.~~

3.133.8 All required landscaping and irrigation revisions will be performed by the Mutual at the Member's expense.

~~**3.12** Should the height of the patio require installation of steps and a stoop in Common Area, in addition to the required landing, the applicant is required to execute and submit to Third Laguna Hills Mutual, prior to installation of the landing, steps, and stoop, the "Agreement Regarding Patio Ingress/Egress Installation on Common Area Property" or similarly titled document.~~

3.133.9 Personal items cannot be located outside of the patio in the Common Area made accessible by the gate, or on the landing, steps, or stoop.

3.134.0 Concrete stoops, stepping stones or paving stones are not permitted in Common Area where the gate is located.



SECTION 21 PATIO SLABS

FEBRUARY 1985

REVISED FEBRUARY 2003, RESOLUTION 03-03-17

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

GENERAL REQUIREMENTS REMOVED JANUARY 2018, RESOLUTION 03-18-XX
REVISED MARCH 23, 2018, RESOLUTION 03-18-44

1.0 GENERAL REQUIREMENTS

For General Requirements See

Section 1 General Requirements for Alteration Standards

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2.0 PREPARATIONS

2.1 In each case, the site will be inspected prior to work for adjustments pertaining to this section.

2.2 No slab will be allowed that will hinder yard drainage.

2.3 No slab will be allowed in areas where access for maintenance is required.

2.4 In no case will concrete cover ~~over~~ sprinklers, sprinkler lines, or other related items.

3.0 APPLICATIONS

3.1 Patios may be constructed of a concrete slab or interlocking concrete pavers only.

3.2 Planting or dirt areas inside the defined patio walls may be paved over with concrete or interlocking pavers providing the paving does not extend beyond the wall.



3.3 Concrete slabs will be 4" minimum ~~in~~ thickness and will be ~~required to be constructed~~ of ~~520-C-2500 concrete~~ 2000 P.S.I. strength ~~within 28 days~~. ~~Welded W~~ wire mesh ~~or or~~ #3 rebar and a vapor barrier with minimum of 1" sand cover are required. ~~as part of the installation.~~

3.43.3 All installations must have a minimum slope of ¼" per foot and drain to drain inlets or landscaping.

3.53.4 Interlocking paver installations must use treated wood, red wood or plastic edging. ~~and~~ Edging shall be secured ~~edging~~ in place per manufacturer's specifications.

3.63.5 Interlocking paver installations must use a "Class 2" subbase of a minimum of 4 inches deep and must use a coarse sand layer of at least 1 inch thick as bedding for pavers. Paved area must be compacted with a vibrating flat plate to lock pavers into place.

3.73.6 Pavers may be 7/8 of an inch to one inch thick if ~~overlayed~~ overlaid on an existing concrete slab. Otherwise pavers must be 2 3/8-inches thick.

3.83.7 Pavers may not form or contain any pictures, symbols or wording.

3.8 Refer to Section 11 – Exterior Floor Coverings for ~~parameters~~ specifications regarding covering patio slabs.

3.9 Patio slab extensions shall not encroach into Common Area.

4.0 SPRINKLER REVISIONS

4.1 Any required landscape or irrigation revisions will be performed only by P.C.M.Village landscape crews, and the cost of such revisions shall be at the cost of the Mutual member performing the alteration.

4.2 No sprinklers will be placed inside any patio area by P.C.M.Village landscape crews. Any systems added shall not be connected to the Mutual-owned system.