



**THIRD LAGUNA HILLS MUTUAL  
CARE AND MAINTENANCE OF PATIOS,  
BALCONIES, BREEZEWAYS AND WALKWAYS POLICY  
RESOLUTION 03-23-18, Amended February 21, 2023**

**I. Purpose**

The purpose of this Care and Maintenance of Patios, Balconies, Breezeways and Walkways Policy (Policy) is to set out the rules for the management of some of the common areas / limited common areas within Third Laguna Hills Mutual (Third Mutual).

The walkway, breezeway, patio, and balcony areas are “common areas” or “limited common areas” with by-laws and CC&R provisions for their management and care under the direction of the Third Mutual Board of Directors (Board).

Common areas are for the use and enjoyment of all residents and while limited common areas permit exclusive use of the area, it is essential that all residents be aware of the need for the safety, attractiveness, and the prevention of damage to the building by items placed by the residents in or on the common or limited common areas of the Third Mutual's buildings.

**II. Rules**

The following rules for residents address the safety, attractiveness, and prevention of damage issues. Residents should take whatever corrective action is necessary to manage those items they have placed outside their manor. The Board is authorized to take disciplinary action against a Member found to be in violation of this policy. The Board has the authority to interpret this policy and to impose monetary fines, suspend Member privileges, and/or bring forth legal action. Refer to the Member Disciplinary Process for further information.

1. All plants must be suitably potted with adequately sized saucers to collect excess water and elevated. Pots too large to be moved by the owning member must be on casters so that members or Staff can easily move them, as needed. Care must be used to control the amount of water given to these plants so as not to run over the saucer and collect on the floor surface or fall to a lower level of the building on people, windows, or other objects belonging to neighbors.
2. Plantings, and growing of herbs, tomatoes, vegetables, fruit trees, or any other crops in the patios, balconies, breezeways, and walkways are prohibited, whether in pots or planted in the ground.
3. Items, including plants, statues, furniture, etc., may be placed directly outside a manor's front door on the floor and shall be limited. Adequate clearance is required to allow for easy walkway access along the area (at least in number and size to allow for a 48-inch clearance as required by law).
4. Potting supplies and gardening equipment such as garden tools, empty pots, dirt, fertilizer, etc., must not be stored on breezeways. They must be kept inside the Manor or their storage area.
5. Plants, etc., must adhere to the “Plants and Limited Common Area Walls Policy”.

Third Laguna Hills Mutual  
Care And Maintenance Of Patios, Balconies, Breezeways And Walkways Policy  
Resolution 03-23-18

6. Nail, screw, or hook must be checked to be sure that they are not rusting and are solidly mounted and cannot cause dry rot.
7. In multi-Story Buildings, hanging plants must have sturdy mounts and cables. There must not be any danger that they may fall and cause injury or damage to the next level. Hanging plants or hanging objects are prohibited in breezeways and walkways. Wind chimes are prohibited.
8. Furniture and items designed for indoor use are not allowed.
9. 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 repair.
10. Potted plants are not to be placed on railings in common or limited common areas.
11. No items are allowed to be stored under stairways in common areas.
12. Items that constitute a nuisance to one's neighbors should not be placed in common areas or limited 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.
13. A resident's balcony and patio area adjoining a manor is limited common area. This area needs the same care and protection as our walkways and breezeways to prevent dry rot, decay and mold of surfaces. Therefore, only a limited number of potted plants on the balconies of multistory buildings is allowed, without the prior written approval of the Third Mutual Board. No more than 15% of the total floor area of a balcony may be used for potted plants.
14. Landscape crews will not care for a resident's personal items placed in common areas unless arranged through the Resident Services Department as a chargeable service.

Any building, by majority decision, may establish additional rules for its own use, providing the rules are not in conflict with the above guidelines. The Board shall resolve any disputes or misunderstandings relating to common areas and limited common areas. We ask each resident to read these guidelines and take whatever corrective action is necessary for the care and protection of property where plants and items have been placed outside manors.

Resolution 03-16-117 Revised November 18, 2016 is hereby superseded and cancelled.