

THIRD LAGUNA HILLS MUTUAL

SECTION 46 MASTER BEDROOM EXTENSIONS CASA GRANDE & VILLA PARAISA

ADOPTED JANUARY 2016, RESOLUTION 03-16-16

1.0 GENERAL REQUIREMENTS

- 1.1 **MUTUAL CONSENT FOR MANOR ALTERATION(S) & CITY PERMITS AND FEES:** A Mutual Consent form is required for all alterations to the building. A City of Laguna Woods permit may be required. All fees for both Mutual Consent 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 Manor Alterations Department 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 California Building Code (CBC) and International Code Council (ICC).
- 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 Mutual Consent For Manor Alteration shall provide to the Manor Alterations Department 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 Manor Alterations Department 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 BUILDING TYPES

- 2.1 Casa Grande and Villa Paraisa style manors only.

3.0 FOOTPRINT AND LOCATION

- 3.1 Master bedroom extensions will be limited to the original Exclusive Use Common Area private gardens serving the master bedroom as defined by the condominium plan. All other footprint designs must be reviewed by the Board for approval.
- 3.2 A Common Area Use Agreement must be recorded prior to the issuance of a Mutual Alteration Consent Form.
- 3.3 Neighbor Awareness Forms must be submitted from any affected neighboring manors as determined by the Manor Alterations Department.

4.0 ROOFLINES (see Page 4 for elevations)

- 4.1 "A" ELEVATION: The existing pitched roofline over the master bedroom shall be continued over the master bedroom extension inclusive of the removal of the affected parapet walls.
- 4.2 "B" ELEVATION: The existing Dutch Gable roofline shall be filled in over the master bedroom extension.
- 4.3 "C" ELEVATION: The existing pitched roofline over the master bedroom shall be continued over the master bedroom extension.

- 4.4 A signed Mutual Roof Tie-In Agreement form shall be submitted to the Manor Alterations Department prior to the issuance of a Mutual Consent For Manor Alteration(s).

5.0 WINDOWS

- 5.1 Windows sizes shall be 6'-0" X 4'-0" or 8'-0" X 4'-0" and shall be installed centered on the front elevation of the master bedroom extension at the standard height of 6'-8" and shall be of an XO or XOX configuration. All window frames shall be of white vinyl material.

6.0 ARCHITECTURAL ACCENTS

- 6.1 Architectural accents, i.e. trim around the perimeter of windows, bump outs and eyebrow covers over windows, will not be allowed. The removal of existing architectural accents is optional.

7.0 EXTERIOR FINISHES

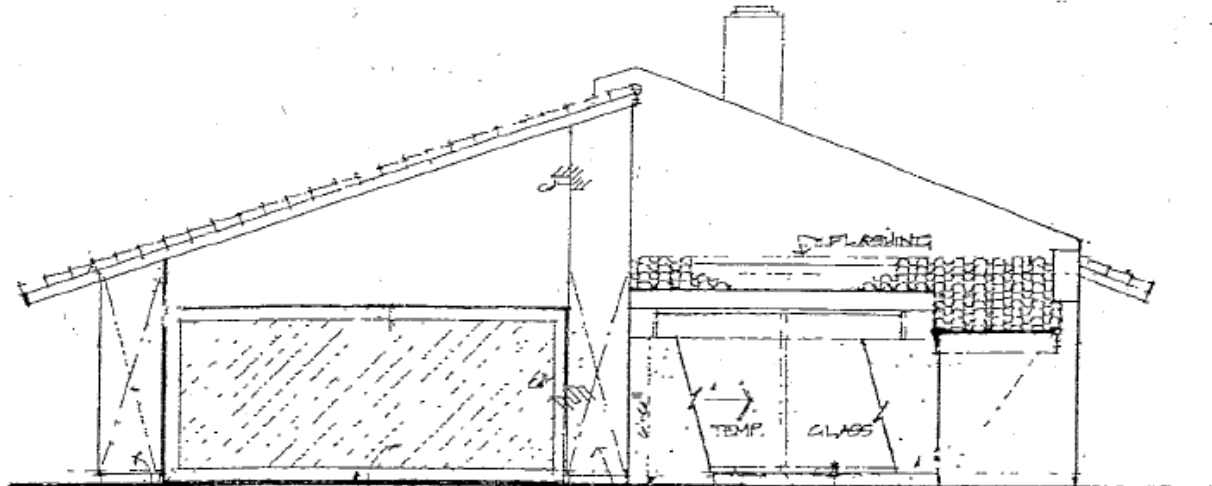
- 7.1 The stucco walls of the master bedroom extension shall match the existing stucco walls in texture and color.
- 7.2 The wood fascia of the master bedroom extension shall match the existing wood fascia in size and color.

8.0 CONSTRUCTION PLANS

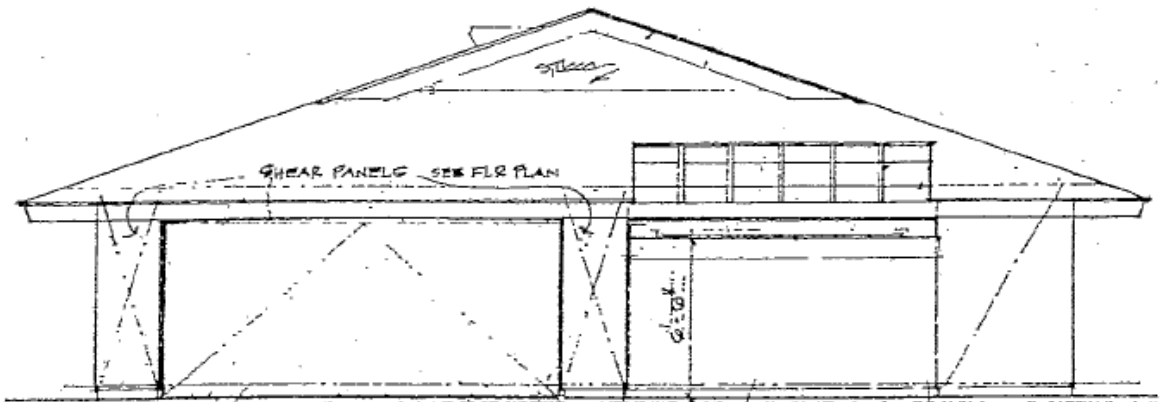
- 8.1 Prior to the issuance of a Mutual Consent for Manor Alteration(s) a complete set of unit specific plans prepared by a California licensed architect or structural engineer depicting the proposed master bedroom extension must be submitted to the Manor Alterations Department located in the Laguna Woods Community Center. The plans must be in accordance with the requirements of this standard and must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the master bedroom extension.

9.0 LANDSCAPE, DRAINAGE AND IRRIGATION REVISIONS

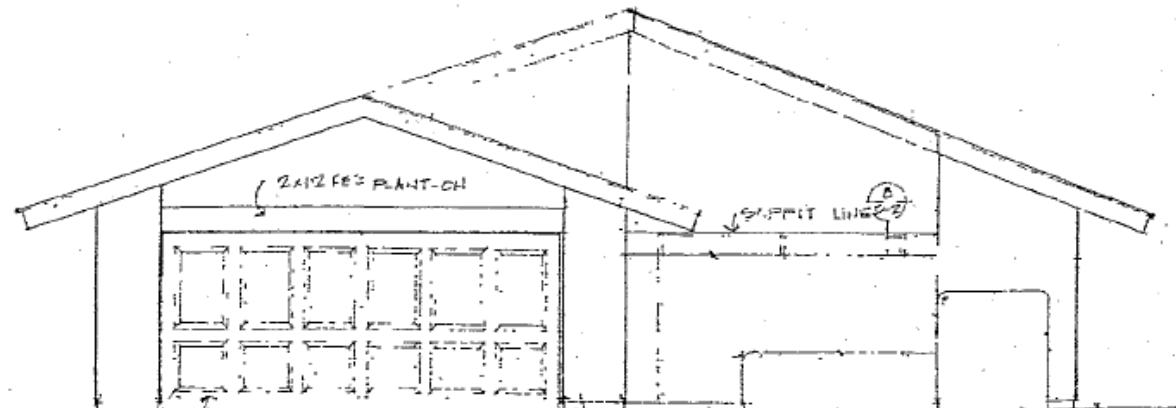
- 9.1 All required landscape, drainage and irrigations revisions to accommodate the master bedroom extension must be performed by the Mutual's Landscape Division as a chargeable service to the Mutual member(s).



FRONT ELEVATION A



FRONT ELEVATION B



FRONT ELEVATION C