

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THIRD LAGUNA HILLS MUTUAL
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION
February 16, 2016

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, February 16, 2016 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Jim Matson, Bert Moldow, Rosemarie di Lorenzo Dickins, Ray Gros, Bunny Carpenter, Burt Baum, David Finley, Bill Walsh, Wei-Ming Tao, James Tung, John Frankel

Directors Absent: Bunny Carpenter (Executive Session)

Staff Present: Open Session: Brad Hudson, Catherine Laster
Executive Session: Kim Taylor, Cris Robinson, Blessilda Fernandez,

Others Present: Denver Andrews, Jr. Esq. - Law Offices of Denver R. Andrews, Jr. (Executive Session)

CALL TO ORDER

Jim Matson, President of the Corporation, chaired and opened the meeting, and stated that it was a Regular Meeting held pursuant to notice duly given. A quorum was established, and the meeting was called to order at 9:30 A.M.

PLEDGE OF ALLEGIANCE

Director David Finley led the Membership in the Pledge of Allegiance.

ACKNOWLEDGEMENT OF MEDIA

A representative of the Globe and the Channel 6 Camera Crew, by way of remote cameras, were acknowledged as present.

APPROVAL OF AGENDA

Director Tung moved to approve the agenda as written. President Matson seconded the motion. By a vote of 10-0-0 the motion carried.

CHAIR'S REMARKS

President Matson Introduced Bradley Hudson the new CEO/General Manager; the management agreement has been signed and Third is working with VMS Board; due to the coyote sightings Third Mutual has signed an agreement to allow the trapping coyotes in the Mutual.

APPROVAL OF THE MINUTES

Without objection, the Board approved the regular Open Board meeting minutes of January 19, 2016 as written.

CONSENT CALENDAR

Without objection, the Board approved the Consent Calendar as written, and the Board took the following actions:

Maintenance and Construction Committee Recommendations:

- | | |
|--------|---|
| B2404 | Approve installation of a code compliant handrail along the walkway to the main entrance, costs to be split between the Mutual and resident(s), the Mutual to assume responsibility for future repair and maintenance |
| 3067-A | Deny appeal request to retain the location of the relocated water heater at Manor |
| 3234-A | Approve request to remove the original entry trellis at Manor, with contingencies |
| 3530-B | Approve request for window and sliding glass door modifications in living room, with contingencies |
| 5158 | Approve request to retain window alterations, with contingencies |

Maintenance and Construction Common Area - Variance Request Resolutions:

RESOLUTION 03-16-14

Common Area - Variance Request

WHEREAS, Jeffrey Kissel of 3258-A San Amadeo, Third Laguna Hills Mutual, submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on February 16, 2016, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-16-15

Common Area - Variance Request

WHEREAS, Mary Mazzucca of 3269-C San Amadeo, Third Laguna Hills Mutual, submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on February 16, 2016, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-16-16

Common Area - Variance Request

WHEREAS, Negar M. Zarrinkelk of 5333-C Bahia Blanca, Third Laguna Hills Mutual, submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on February 16, 2016, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

RESOLUTION 03-16-17

Common Area - Variance Request

WHEREAS, Stephen Wishny of 5598-A Vista Del Mando, Third Laguna Hills Mutual, submitted a request for a variance to construct an alteration on Common Area as defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs); and

WHEREAS, Third Laguna Hills Mutual Board of Directors (the Board) has considered the request utilizing the Common Area Use Policy as approved by

the Board via Resolution 03-14-24 as revised in accordance with California Civil Code § 4600 on March 18, 2014;

NOW THEREFORE BE IT RESOLVED, on February 16, 2016, the Board of Directors hereby approves the request for a variance to grant exclusive use of the subject common area to the requesting member due to the finding that the proposed alteration meets the following criteria:

1. Compliance with Community Standards.
2. Neighbor Awareness Forms were submitted from affected neighbors.
3. The area of the proposed alteration is located at least partially in Common Area.
4. The alteration would relieve the Mutual of the burden of management and maintenance of an area which is generally inaccessible and not of general use to the other members of Third.
5. The member is required to complete the Agreement Regarding Permitted Alteration of Common Area (the "Common Area Agreement").

RESOLVED FURTHER, the member is required to comply with all of the contingencies as presented in the report and approved by the Board; and

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

Landscape Committee Recommendations:

- | | |
|---------|--|
| 4009-3E | Approve request for removal of two trees, at Mutual Member's expense |
| 3289-A | Deny request to relocate tree |

Finance Committee Recommendations:

RESOLUTION 03-16-18

Filing of Separate Small Claims Court Case

WHEREAS, the Finance Committee recommends filing separate Small Claims Court cases of \$2,500 (or less) in an attempt to collect delinquent assessments by way of a judgment or stipulation against members/owners in Third Laguna Hills Mutual; and

NOW THEREFORE BE IT RESOLVED, February 16, 2016, that the Board of Directors hereby approves the filing of a separate Small Claims Court case for: Member ID 931-900-41; 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 03-16-19

Recording of a Lien

WHEREAS, Member ID 931-470-86 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, February 16, 2016, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-470-86; 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 03-16-20

Recording of a Lien

WHEREAS, Member ID 931-900-41 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, February 16, 2016, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-900-41; 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.

REPORT OF THE CEO

Mr. Bradley Hudson spoke to his commitment to the community, to transparency, updated the Board on his strategy to improve customer service throughout the company, his open door policy and welcomed everyone to stop by and have a cup of coffee with him.

MEMBER COMMENTS

Third Mutual Members were given the opportunity to speak to items that are not on the agenda.

- Mareka Raima-Montegnies (5519-3C) commented on a request she submitted regarding various items concerning building 5519. Various items included the Rec room, painting of the buildings trim, lack of insulation, cover replacement for AT&T and Edison equipment, and issues with separation of building beams.
- Carol Moore (3399-A) commented on the Clubhouse 2 costs to date.
- Paula Williams (65-H) commented on a memorial for a resident of the Towers that passed away.
- Judith Hurst (3138-C) commented on the rat infestation issue and requested notice be given to residents for power washing of the carports.
- Donna Dwaileebe (3301-A) commented on insulation in the manors.
- Ben Stables (5275) commented on leasing of manors.

DIRECTORS' RESPONSES TO MEMBER COMMENTS

Directors Finley, Moldow, Walsh, di Lorenzo Dickins, Gros, Carpenter, Frankel, and Baum briefly responded to Member Comments.

UNFINISHED BUSINESS

No Unfinished Business came before the Board this month.

NEW BUSINESS

Director Burt Baum, Secretary of the Corporation, read a proposed resolution approving Bradley Hudson as Ex-officio Officer. Director di Lorenzo Dickins moved to approve the resolution. Director Tung seconded the motion.

By a vote of 10-0-0 the motion carried and the Board approved the following resolution:

RESOLUTION 03-16-21

Officer Appointments

RESOLVED, February 16, 2016, that the following persons are hereby elected as officers of this Corporation:

Jim Matson

President

Rosemarie di Lorenzo Dickins

1st Vice President

James Tung	2nd Vice President
Burt Baum	Secretary
Wei-Ming Tao	Treasurer

RESOLVED FURTHER, that the following Staff persons are hereby appointed as officers of this Corporation:

<i>Bradley Hudson</i>	<i>Vice President</i>
Jerry Storage	Vice President

RESOLVED FURTHER, that Resolution 03-15-140, adopted October 7, 2015 is hereby superseded and cancelled.

Director di Lorenzo Dickins moved to approve the Community Newsletter Director Tung seconded the motion. Discussion ensued. By a vote of 10-0-0 the motion carried.

Director Baum, Secretary of the Corporation, read a proposed resolution approving Martin & Chapman as Inspector of Election for 2016. Director Baum moved to approve the resolution. Director di Lorenzo Dickens seconded the motion as written.

By a vote of 10-0-0 the motion carried and the Board approved the following resolution:

RESOLUTION 03-16-22

Approve Inspector of Election Services to Martin and Chapman

RESOLVED, February 16, 2016, that due to Martin and Chapman's agreement to conform to the criteria established in the specifications as an Inspector of Election, carrying the proper insurance, and its familiarity with the Community, the Board of Directors of this Corporation hereby approves to single-source the contract to Martin and Chapman to perform the Inspectors of Election services for the 2016 Director Election; 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.

Director Baum, Secretary of the Corporation, read a proposed resolution approving a Supplemental Appropriation of \$145,000, Funded from the Unappropriated Expenditures Fund, for Pest Control Measurers Related to Rodent Infestation in Manors Attics at 31 Identified Locations. Director Baum moved to approve the resolution as amended. Director di Lorenzo Dickens seconded the motion. Discussion ensued.

Member Hurst (3138-C) commented on the resolution.

By a vote of 10-0-0 the motion carried and the Board approved the following resolution as amended:

RESOLUTION 03-16-23

Supplemental Appropriation for Rodent Pest Control Work

WHEREAS, a current rodent infestation has been identified in Third Mutual;

NOW THEREFORE BE IT RESOLVED, February 16, 2016, the Board of Directors of this Corporation hereby approves a Supplemental Appropriation in the amount of \$145,000, funded from the Unappropriated Expenditures Fund, for pest control measures work related to rodent infestation in manor attics at ~~31 identified locations~~; and

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

Director di Lorenzo Dickens moved to approve a supplemental appropriation of \$5,000, as an Unbudgeted Operating Expense, for pest control measurers related to rodent infestation at Manor 5220. Director Finley seconded the motion. Discussion ensued. By a vote of 10-0-0 the motion carried.

Director di Lorenzo Dickins provided an overview of the Vision and Mission Statements.

Director Walsh moved to approve the Vision and Mission Statements as presented. Director Moldow seconded the motion. By a vote of 10-0-0 the motion carried.

Vision Statement

Laguna Woods Village, a secure, diverse, and well-maintained 55+ active adult community provides quality facilities and amenities in a financially and ecologically responsible environment.

Mission Statement

The mission of Laguna Woods Village is to maintain and enhance a large private community of 55+ adults by providing social, recreational, cultural, and educational amenities and facilities in order to protect property values consistent with honest and ethical government.

COMMITTEE REPORTS

Director Wei-Ming Tao gave the Resale & Lease Activities report.

Director di Lorenzo Dickins moved to authorizing a request for proposal for a full reserve study and a peer review of the existing reserve study for Third Laguna Hills Mutual. Director Finley seconded the motion. By a vote of 10-0-0 the motion carried.

Director James Tung reported from the Landscape Committee.

Director Tung moved to add director Frankel to the landscape committee. Director di Lorenzo Dickins seconded the motion. By a vote of 10-0-0 the motion carried.

Director Bert Moldow reported from the Maintenance and Construction Committee.

Director Moldow moved to approve the proposed language for the cover page of the Contractor List. Director di Lorenzo Dickins seconded the motion. By a vote of 10-0-0 the motion carried and the Board approved the following:

CONTRACTOR LIST

February 2016

In response to several requests of Members, the following is a compilation of contractors who have performed services for Members in the Community. You are not required to use any contractor on the list to perform work at your manor, and Third Mutual makes no recommendations of, and implies no preferences for, any contractor identified.

It is the Member's responsibility to assure that a contractor is properly licensed and qualified to perform work for the Member. The status of a contractor's license and insurance is subject to change. You can verify the status of a contractor's license and worker's compensation insurance, and obtain other useful information about hiring and working with contractors by contacting the Contractors State License Board at (800) 321-2752, or at its website www.cslb.ca.gov.

Before performing alterations to your manor, always contact the Manor Alterations Department at (949) 597-4616 for Third Mutual's rules and regulations.

THIRD MUTUAL IS NOT A PARTY TO ANY CONTRACT BETWEEN YOU AND YOUR CHOSEN CONTRACTOR, AND IT CANNOT INTERVENE ON YOUR BEHALF SHOULD YOU ENCOUNTER DIFFICULTIES.

Written complaints may be submitted to the Manor Alterations Department located in the Laguna Woods Village Community Center, or emailed to Alterations@vmsinc.org

Director Baum, Secretary of the Corporation read the following resolution approving revisions to Alteration Standard Section 30 Storage Cabinets:

RESOLUTION 03-16-

Standard Section 30 Storage Cabinets

WHEREAS, the Maintenance and Construction Committee of this Corporation recognizes the need to amend the Alteration Standard for Storage Cabinets;

NOW THEREFORE BE IT RESOLVED, April 19, 2016, that Section 30 Storage Cabinets of the Mutual Alteration Standards is hereby amended as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution M3-02-29, adopted June 18, 2002 is 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.

Director Baum moved to approve resolution as written. Director Finley seconded the motion. Discussion ensued.

By a vote of 10-0-0 the motion carried and the resolution was postponed to the April meeting to satisfy the 30-day notification requirement, to comply with Civil Code §4360.

Director David Finley provided a dry rot overview presentation.

Director Moldow moved to establish a joint Dry Rot Ad-hoc Study Group and appoint Directors Baum, Finley, Carpenter and Frankel. Director Finley seconded the motion. By a vote of 10-0-0 the motion carried.

Director James Tung reported from the Water Committee.

Director Moldow reported from the Energy Committee.

Director Moldow moved to change the name of the Energy Committee to the Energy and Technology Committee. Director di Lorenzo Dickins seconded the motion. Discussion ensued. By a vote of 8-2-0 the motion carried.

Director Moldow moved to ask Third Board to encouraging the GRF Board to proceed with step two of the JCI Proposal. Discussion ensued. The motion died due to the lack of a second.

Director Gros reported from Resident Problem Resolution Services.

Director Gros reported from the Laguna Woods Village Traffic Hearings.

Director Gros reported on the Laguna Canyon Foundation.

Director di Lorenzo Dickins reported from the Communications Committee.

GRF COMMITTEE HIGHLIGHTS

The Directors provided brief overviews of GRF Committee highlights.

DIRECTORS' COMMENTS

The Directors made their final comments.

ADDITIONAL MEMBER COMMENTS

There were no further Member's Comments.

The Board recessed at 12:26 PM and reconvened into Executive Session at 1:10 PM.

Summary of Previous Closed Session Meetings per Civil Code Section §4935

During the January 19, 2016 Regular Executive Session Board Meeting, the Board approved the December 15, 2015 – Regular Executive Session, the December 3, 2015 – Special Executive Session, the December 10, 2015 – Special Executive Session, the December 14, 2015 – Special Executive Hearing Session, and the December 18, 2015 – Special Executive Session as written. The Board heard four (4) disciplinary hearings and imposed \$525.00 fines for violations of the Mutual's rules and regulations; approved three (3) hearing requests; discussed other member disciplinary matters; approved three (3) Assessment Write-offs; discussed an opinion regarding Handrails; discussed liability insurance regarding Solar Panels; discussed the Contractor List; discussed and considered contractual matters; discussed member matters; and discussed Litigation matters.

During the January 26, 2016 Special Executive Hearing Committee Board meeting the Board discussed and considered Common Area Damage Reimbursement Hearings.

During the January 4, 2016, the February 2, 2016 and the February 9, 2016 Special Executive Session Board meetings the Board discussed and considered Contractual Matters.

During the February 15, 2016 Special Executive Session Board meeting the Board discussed and considered Personnel Matters.

With no further business before the Board of Directors, the meeting was adjourned at 3:05 PM.

Burt Baum, Secretary
Third Laguna Hills Mutual

PROPOSED FINAL VERSION

THIRD LAGUNA HILLS MUTUAL

SECTION 30 STORAGE CABINETS

FEBRUARY 1985

REVISED JUNE 2002, RESOLUTION M3-02-29

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

1.0 GENERAL REQUIREMENTS

- 1.1 PERMITS AND FEES:** A Mutual Consent for Manor Alteration(s) is required for alterations to the building. A City of Laguna Woods permit may be required. All fees for both the Mutual Consent and City permit 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 Manor Alterations Department 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 are 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.

1.0 **APPLICATIONS**

- 1.1 The Permits and Inspections office shall issue permits for all storage cabinets in carports, breezeways, and parking areas.
- 1.2 All cabinets shall be constructed of wood per standard plan drawings.
- 1.3 Cabinets shall be positively attached to adjacent wall or structure to prevent overturning as required by the Uniform Building Code. Method of attachment shall provide a minimum of 1.5-inch clearance (air) space to prevent moisture damage to the cabinet.
- 1.4 A 12" access shall be maintained between cabinets and existing plumbing, electrical, or other utility installations and/or outlets.
- 1.5 No refrigerators, freezers, or other major electric appliances will be allowed in or around storage cabinets. No electrical wiring shall be run through the cabinet.
- 1.6 No loose items are allowed outside of storage cabinets. All personal property, including foot lockers, file cabinets, trunks and work benches shall be stored in cabinets and shall not violate use restrictions set forth in Article III of Declaration of Covenants, Conditions, and Restrictions.
- 1.7 All cabinets shall be legibly labeled with the manor number.

2.0 **PATIO AND BALCONY CABINETS**

- 2.1 A Mutual Consent for Manor Alteration(s) will not be required for cabinets which are located within patios or balconies provided they are no taller than 4'-0", no wider than 4'-0", or no deeper than 3'-0".

3.0 **CARPORT CABINETS**

- 3.1 Cabinets shall be no taller than 3'-6", no wider than the carport stall, nor deeper than 2'-6".
- 3.2 Cabinets shall be painted to match all existing cabinets or adjacent building walls (if no cabinets exist in the area).
- 3.3 The cabinet shall be installed on a base constructed of galvanized or non-ferrous metal, pressure treated lumber, or equivalent material as determined by the Permits and Inspections office.

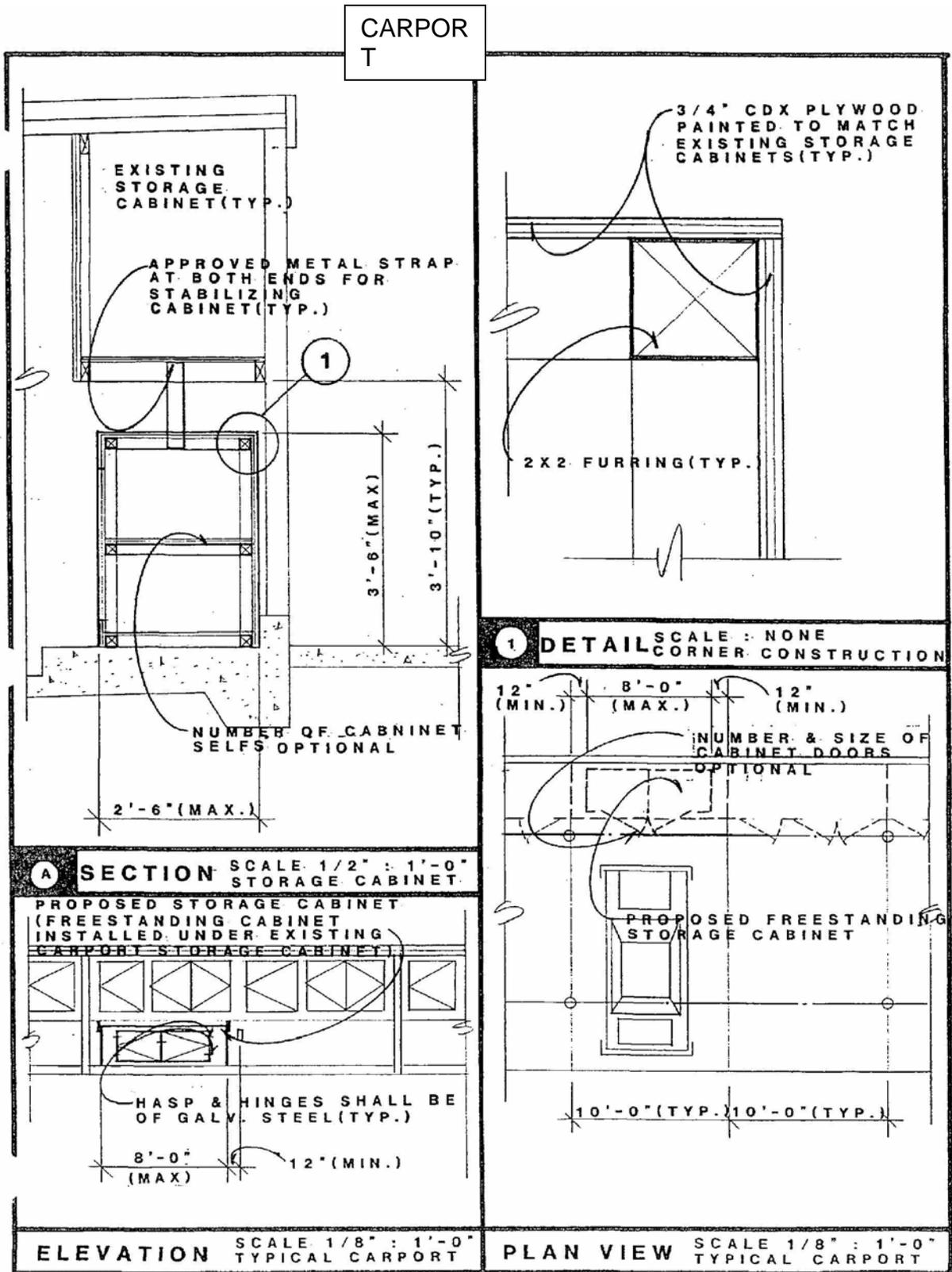
4.0 **BREEZEWAY CABINETS**

- 4.1 Breezeway cabinets will be permitted in Casa Linda (11-06 type) and Casa Contenta (KK-08 type) buildings only.
- 4.2 The cabinet shall be no taller than 5'-6", no wider than 3'-0", nor deeper than 1'-6" for a Casa Linda (11-06 type), and not to exceed 5'-6" tall, 3'-6" wide, and 2'-6" deep for a Casa Contenta (KK-08 type).
- 4.3 Cabinets will be limited to two per breezeway, but only one per manor, on a first-come, first-served basis.
- 4.4 Cabinet units will be placed under stairwell area as indicated on drawing.
- 4.5 Cabinets will be painted to match existing building color.
- 4.6 The cabinet shall be placed on castors.

5.0 **UNDERGROUND CARPORT CABINETS (GARDEN VILLA-TYPE BUILDINGS)**

- 5.1 Cabinets shall be limited to the manor owner's space or adjacent area as approved by the Permits and Inspections office and conform to the standard plans.
- 5.2 Cabinets shall be painted to match all existing cabinets or adjacent building walls (if no cabinets exist in the area).
- 5.3 The cabinet shall be no taller than 7'-0", no wider than 4'-0", nor deeper than 3'-0".

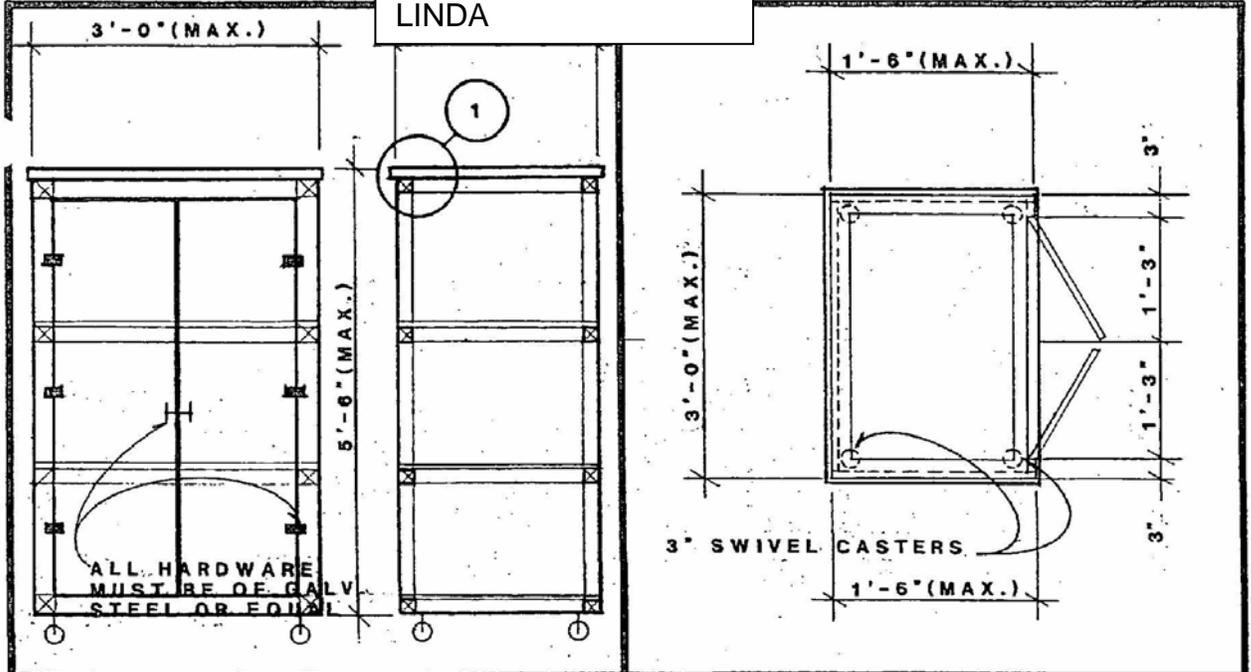
- 5.4** In those areas where the adjacent wall height is 3'-6"; the cabinets shall not exceed the height of the wall.
- 5.5** The cabinet shall be installed on a base constructed of galvanized or non-ferrous metal, pressure treated lumber, or equivalent material as determined by the Permits and Inspections office.



CARPOR T STORAGE CABINET

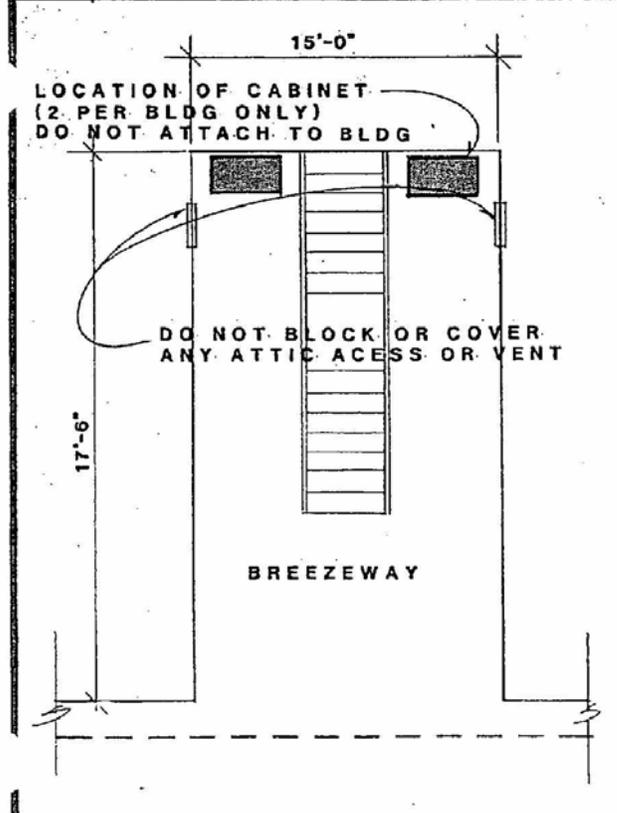
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11-06 BLDG – CASA LINDA

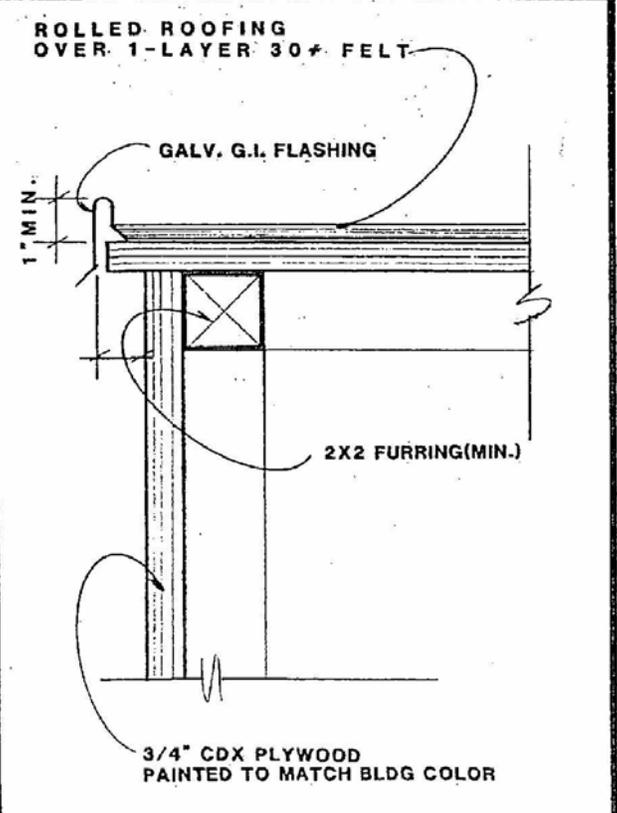


A SECTION SCALE 1/2" : 1'-0"

CABINET PLAN SCALE 1/2" : 1'-0"

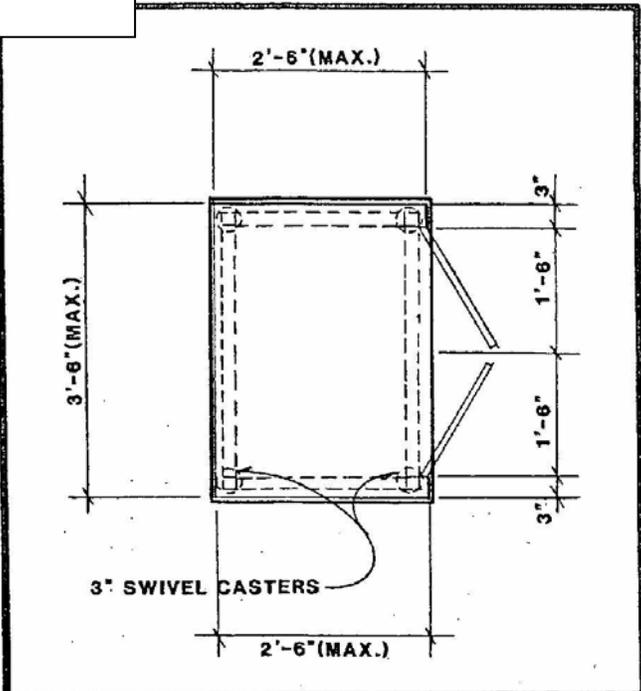
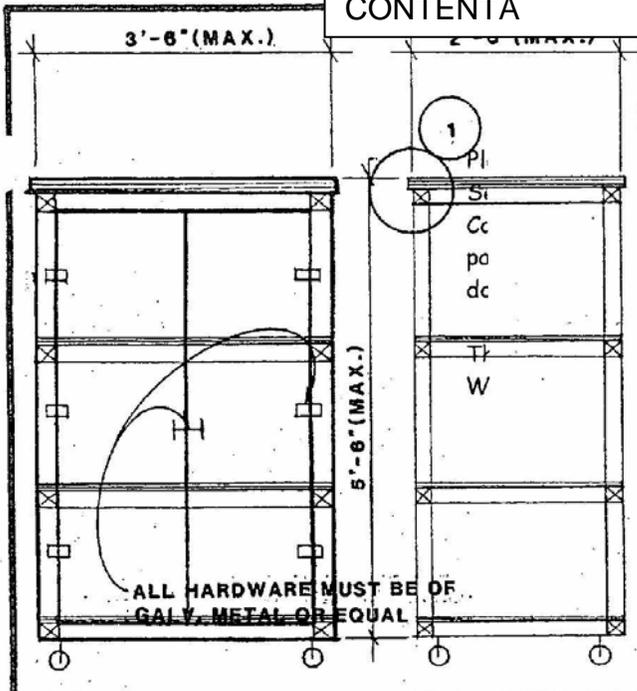


BREEZEWAY PLAN SCALE 1/8" : 1'-0"



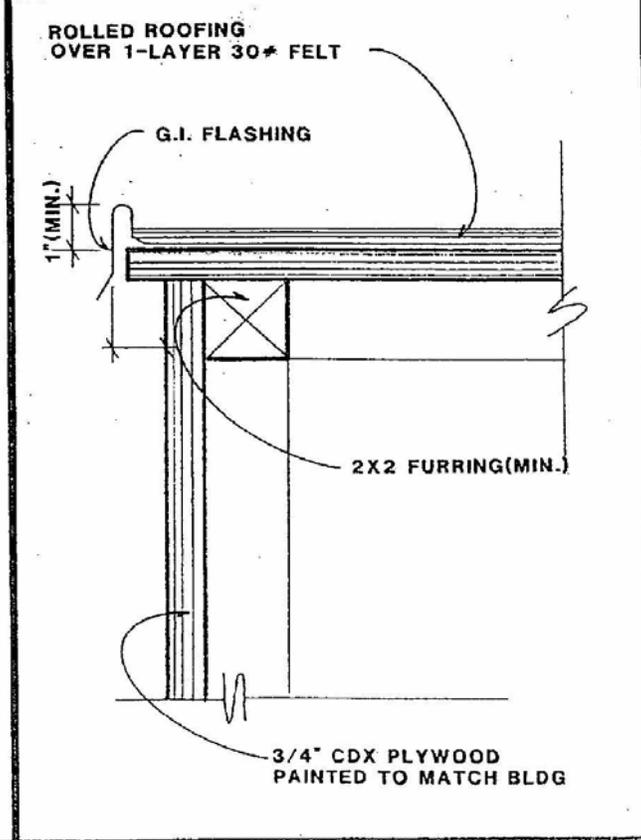
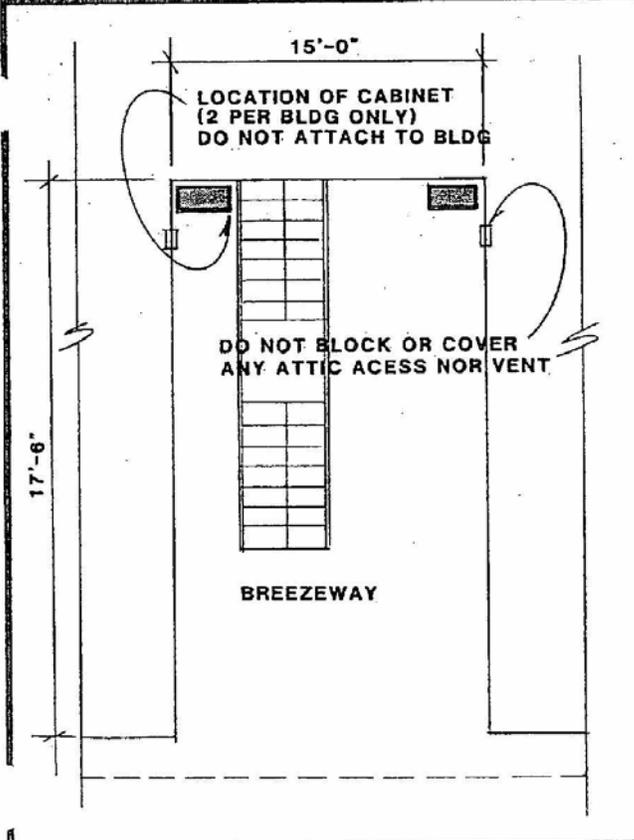
1 DETAIL SCALE 3" : 1'-0"

**KK-08 BLDG – CASA
 CONTENTA**



A SECTION SCALE 1/2" : 1'-0"

CABINET PLAN SCALE 1/2" : 1'-0"



BREEZEWAY PLAN SCALE 1/8" : 1'-0"

1 DETAIL SCALE 3" : 1'-0"

