



## **Resolution 03-18-55**

### **Policy for Alteration of Attics, Soffits and Suspended Ceilings**

**WHEREAS**, the Board of Directors of Third Laguna Hills Mutual (“Board”) established policies and procedures for the construction of any alterations, additions and expansions; and

**WHEREAS**, the Board, through Resolution 03-17-77, adopted and implemented the Common Area Use Policy which restricts the Board from granting use of common area for alterations;

**WHEREAS**, the Davis-Stirling Common Interest Development Act (“Act”) defines the area above and outside the interior surface of a Manor as common area and Staff receives numerous requests for alterations, including but not limited to, removing suspended ceilings and soffits which, if done, would encroach into this common area;

**WHEREAS**, the Board has consulted with Staff and legal counsel and determined that the Act permits the granting of exclusive use of use of common area, within the interior of the structure, that is generally inaccessible and not of general use to the membership at large and transfers the responsibility of maintenance and management to the Owner; and

**WHEREAS**, the Board has determined that the area below the structural members and above suspended ceilings and soffits meets these requirements.

**NOW THEREFORE, BE IT RESOLVED**, May 4, 2018, that the Board of Directors hereby adopts the following Resolution for establishment of the Policy for Alteration of Soffits and Suspended Ceilings;

**RESOLVED FURTHER**, an alteration which removes suspended ceilings and soffits that does not negatively affect, or encroach upon, structural members or the structural soundness of the structures that meets the criteria set forth in the Third Architectural Review Procedures may be approved by Staff through the Mutual Consent process;

**RESOLVED FURTHER**, any such alteration, with the exception of alterations permitted by existing and future Mutual Standards, shall not include any alteration of the structural members or protrude into or affect any space above the lowest part of the structural members; and,

**RESOLVED FURTHER**, the area above the structural members or outside of the walls of a manor, referred to as attics and crawl spaces, are common area and may not be used for alterations without prior approval of the Board,

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