

# UNITED LAGUNA WOODS MUTUAL

## SECTION 21 PATIO COVERS, WOOD

JULY 2002, RESOLUTION U-02-108

REVISED FEBRUARY 2008, RESOLUTION # 01-08-19

GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104

GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08

### 1.0 GENERAL REQUIREMENTS

- 1.1 **PERMITS AND FEES:** A Mutual Consent for Manor Alterations 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 contractor. Member and/or his contractor must supply the Manor Alterations Departments office with City permit numbers prior to beginning work.
- 1.2 **MEMBERS RESPONSIBILITY:** The Member is solely responsible for the maintenance and repair of all alterations to the building. Removal may be required upon sale of a manor, or deterioration of the alteration. Further, Member(s) are expected to provide neighboring residents an estimated timeline for construction, and advance notice of excessive construction-related noise that may occur.
- 1.3 **CODES AND REGULATIONS:** All work shall comply with applicable local, state, and federal requirements including but not limited to the current edition of the Uniform Building Code.
- 1.4 **WORK HOURS:** Contractors working for residents at individual manors and in carports are permitted to work from 9:00 AM – 5:00 PM Monday through Friday. No work whatsoever shall be permitted on Saturday and Sunday, and construction is restricted to 6 months out of every 12 months of the year.
- 1.5 **PLANS:** The Member applying for a Mutual Consent for Manor Alteration(s) 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 from accumulation of waste materials and/or rubbish caused by the construction work. Member and/or his 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 dumpsters, if required, must have location approved by the Manor Alterations Departments 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** 4" x 4" or 4" x 6" posts are acceptable. Only 2" x 4" or 2" x 6" plant-ions may be attached.

**2.2** Lumber sizes are regulated by the standard drawing. Any discrepancies must be determined by the Manor Alterations Departments office.

**2.3** All posts must be anchored to concrete slab or inside patio wall. Post may be attached to wall only if such wall has been constructed and inspected for such bearing load.

**2.4** Lath sizes may be 2" x 2", 2" x 3", or 2" x 4" at optional spacing.

**2.5** The patio cover may be 2-inch T & G or 5/8" ext/A-D/Plywood Roof Decking covered with built-up roofing as approved by the Manor Alterations Departments office. Skylights will be permitted in a patio roof only as indicated on standard plan. (See section on skylights) One (1) skylight per 10 linear feet only.

**2.6** All wood must be painted to match the existing wood trim color.

**2.7** Corrugated materials are not permitted.

**2.8** Corbels are optional provided they are of wood and not excessively large.

**2.9** All patio covers must be built as per standard plan drawings in dimension and structure.

- 2.10** Covers will only span the patio area as defined by the patio slab or wall.
- 2.11** Roofline extensions must match the existing roof in color, materials, and slope whenever possible.
- 2.12** Overhangs will be per standard plan drawings.
- 2.13** In the case that the alteration results in the compromise of an existing gutter's drainage system, the Member will be responsible for installing an appropriate downspout.
- 2.14** Downspouts must be painted to match the surface to which they may be attached. Downspouts shall not empty into other patio areas or hinder maintenance in any way.