

# UNITED LAGUNA WOODS MUTUAL

## SECTION 33 PLANTER WALLS

MAY 2004, RESOLUTION 01-04-71

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 Department 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 Department 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 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 **APPLICATIONS**

- 2.1 Planter walls shall be defined as any masonry items set in concrete, held together with mortar, or more than one course in height, and shall be subject to the requirements set forth in the following sections.
- 2.2 All planter walls shall be of castaic used brick, or other block materials currently installed and approved by the Mutual.
- 2.3 Placement of planter walls will be adjacent to the building walls, walks, and patios. Planter walls shall be within 48" of such areas and be constructed so that a minimum of 1" is between the planter wall and the building structure to allow for proper drainage.
- 2.4 Planter walls shall be no higher than 12" as constructed along level surfaces. In areas where irregularities in the grounds exist, additional courses may be added to the height of the wall to maintain a level running height.
- 2.5 A 4" concrete mowing strip shall be poured along side the planter wall in all cases where grass abuts the wall. (4" minimum thickness is required.)
- 2.6 Applications for planters along building walls must be sloped away from the building and allow a minimum of 6" between the stucco screed or bottom sill plate and the finished grade, maintaining the building code requirement.
- 2.7 Planter walls shall not be built on the berm or crest of any bank or in yard areas that will create new planting areas not already designated as such.

**2.8** In all cases, prior to issuance of a Mutual Consent for Manor Alterations Department and before construction begins, a drawing will be provided to the Manor Alterations Department Office for review and adjustments to meet the intent of this section.

**2.9** No planter walls will be allowed around trees.

**3.0 PREPARATIONS**

**3.1** In each case, the site will be inspected by the Manor Alterations Department Office prior to work for adjustments pertaining to this section.

**3.2** No planter wall will be allowed that will hinder yard drainage.

**3.3** No planter wall will be allowed in areas where access for maintenance is required.

**3.4** In no case will concrete cover over sprinklers, sprinkler lines, or other related items.

**5.0 SPRINKLER REVISIONS**

**5.1** Sprinklers will be revised only by the Mutual's designated Landscape crews. The cost of such revisions shall be borne by the resident owner of that unit.

**5.2** No sprinklers will be placed inside any planter area by the Mutual's designated Landscape crews, and any systems added shall not be connected to the Mutual-owned system.