

UNITED LAGUNA WOODS MUTUAL

SECTION 28 STORAGE CABINETS

MAY 1996

REVISED DECEMBER 2005, RESOLUTION 01-05-140

REVISED JULY 2008, RESOLUTION 01-08-121

REVISED JULY 2010, RESOLUTION 01-10-136

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 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 Mutual Consent for Manor Alterations shall be issued by Manor Alterations Department office to install storage cabinets in carports and breezeways. Reference section 3.0 and 4.0.

2.2 Mutual Consent for Manor Alterations will not be required for cabinets located within patios or balconies. Reference section 5.0 and 6.0.

2.3 All wood cabinets will be constructed per standard plan drawings, and with exterior grade wood.

2.4 Refrigerators/freezers are not permitted in storage cabinets, or on balconies, patios, breezeways, or any area outside the manor's living quarters.

3.0 CARPORT CABINETS

3.1 Cabinets shall be freestanding and no wider than the carport stall, shall not extend outward beyond the raised concrete curb on which it sits, and shall only be located under the existing original cabinets.

3.2 No cabinet will be installed as to block access to any electrical outlet or water valve. A minimum of 6" on either side of the outlet or valve must be maintained.

3.3 Wood cabinets will be painted to match the upper existing cabinets.

3.4 Plastic molded cabinets must be neutral in color, and may be two-toned (lid/base).

3.5 Mutual Consent for Manor Alterations will not be required for plastic molded cabinets.

3.6 Multiple plastic molded cabinets are allowed as long as the cabinets match one another, and meet all other criteria herein required.

3.7 Metal constructed cabinets are prohibited.

4.0 BREEZEWAY CABINETS

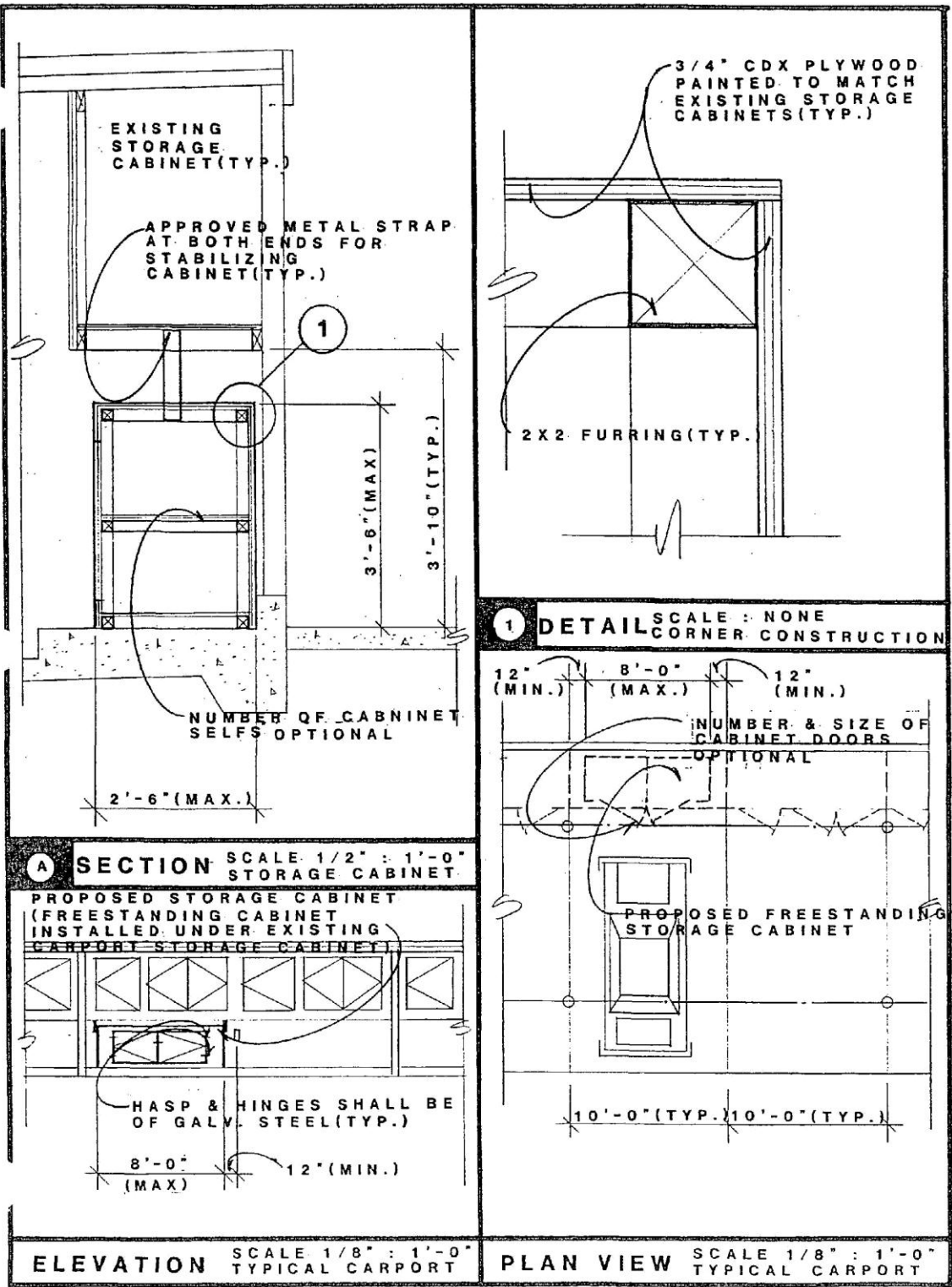
- 4.1 Breezeway cabinets will only be permitted in the first floor breezeway in Casa Linda (11-06 type) and Casa Contenta (KK-08 type) buildings per the standard drawing.
- 4.2 Cabinets will be freestanding and placed on wheels as to be easily moved.
- 4.3 Cabinets will be limited to two per breezeway on a first-come, first-served basis, and will be limited to one per manor.
- 4.4 Cabinets will be painted to match existing building color.

5.0 PATIO CABINETS

- 5.1 Storage cabinets located within patios shall be freestanding and easily moved.
- 5.2 Cabinets shall not exceed the height of the existing patio wall.
- 5.3 Wood cabinets will be painted to match the stucco color of the building.
- 5.4 Plastic molded cabinets must be neutral in color, and may be two-toned (lid/base).

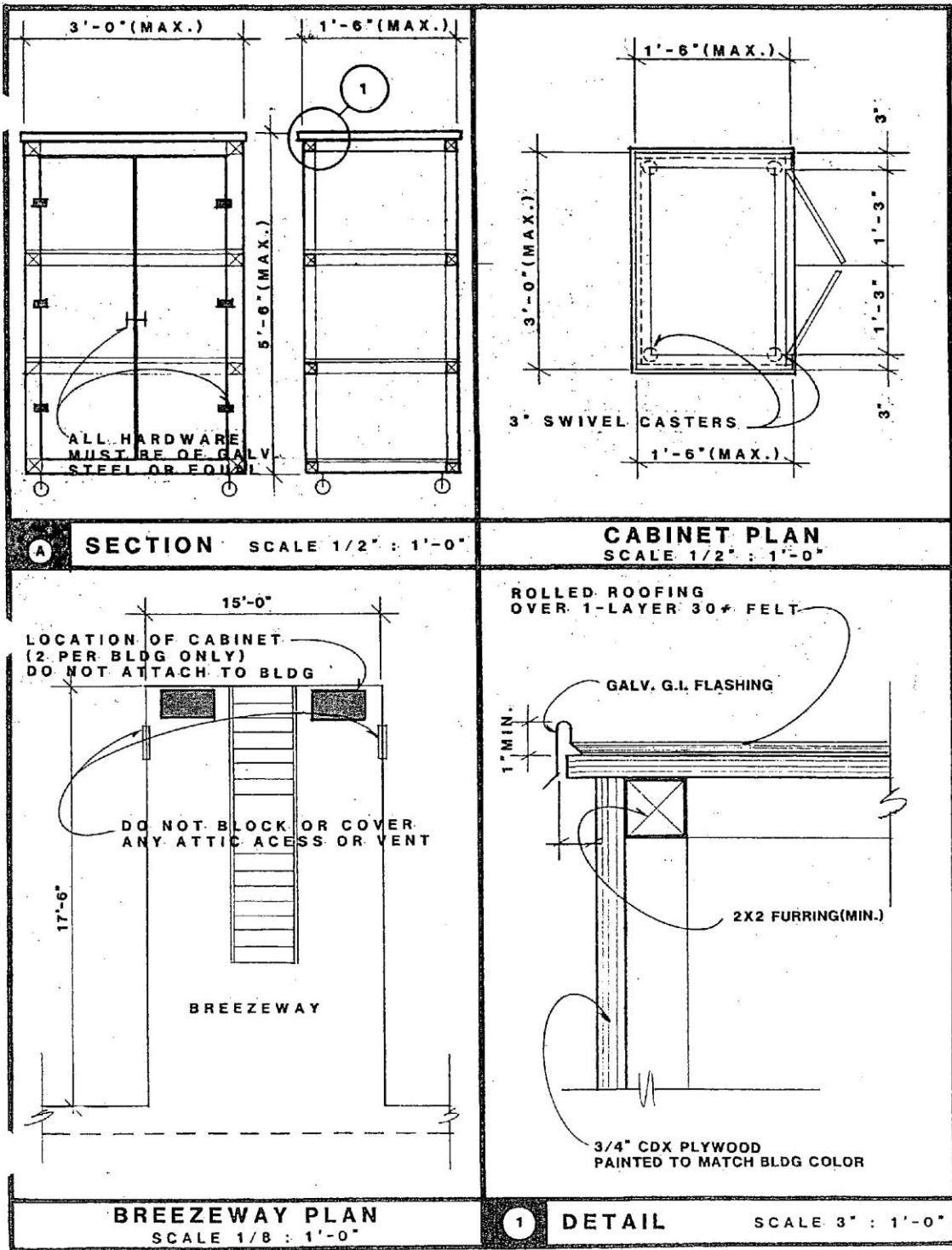
6.0 BALCONY CABINETS

- 6.1 Storage cabinets located within balconies shall be freestanding and easily moved.
- 6.2 Cabinets shall be placed against the exterior wall of the building and shall not be placed against the balcony railing.
- 6.3 Cabinets will be limited to two cabinets per balcony.
- 6.4 Wood cabinets will be painted to match the stucco color of the building.
- 6.5 Plastic molded cabinets must be neutral in color, and may be two toned (lid/base).



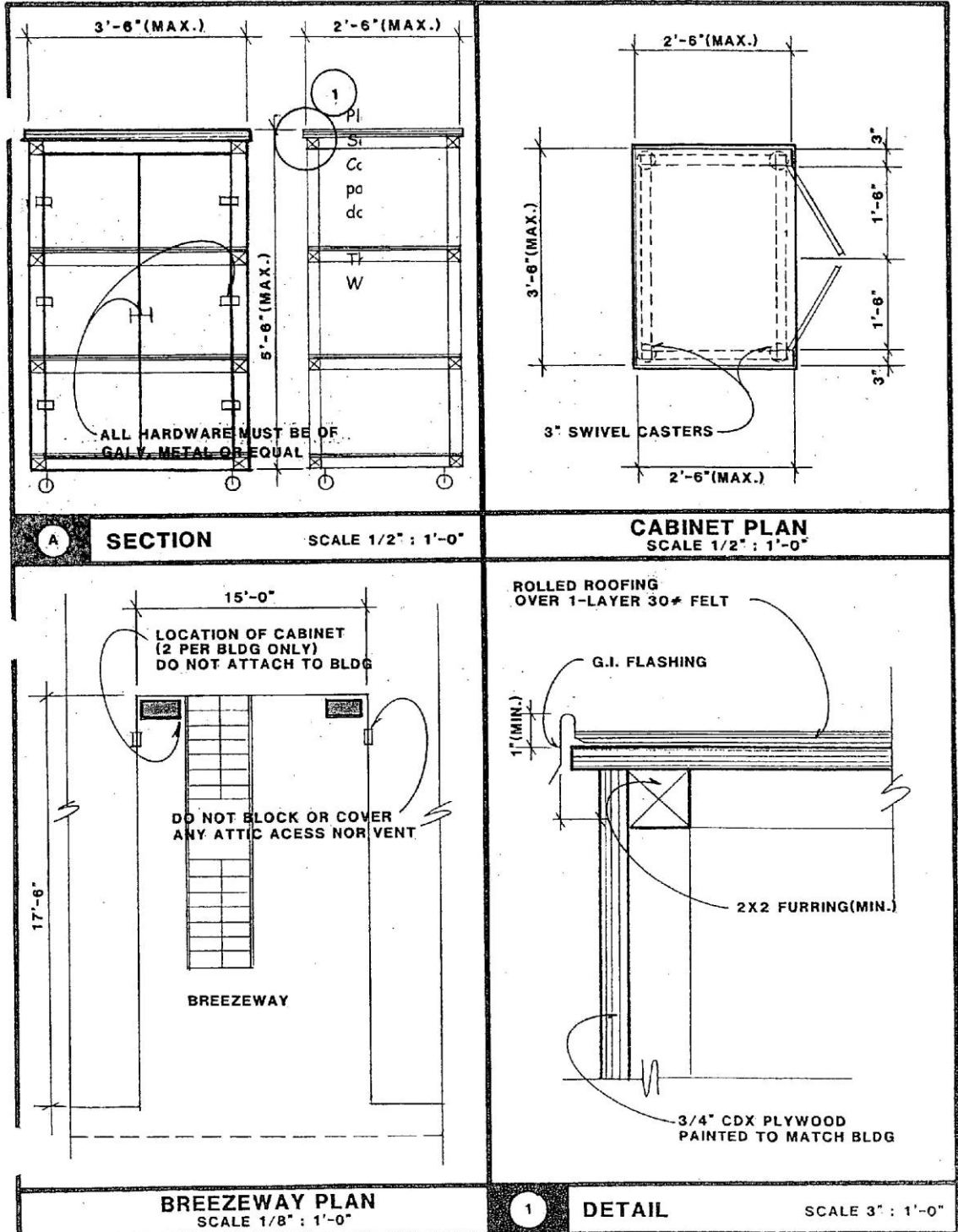
CARPORT STORAGE CABINET
 MAY 19 1992

11-06 BLDG



BREEZEWAY STORAGE CABINET
 JUNE 3, 1992

KK08 Building
 KK 08 BLDG



BREEZEWAY STORAGE CABINET
 JUNE 5, 1992