



STANDARD 6: CONCRETE BLOCK WALLS

JANUARY 1989

REVISED MAY 1996, RESOLUTION M3-96-28

GENERAL REQUIREMENTS REVISED 2011, RESOLUTION 03-11-49

REVISED JULY 2013, RESOLUTION 03-13-73

REVISED JANUARY 2018, RESOLUTION 03-18-14

REVISED JULY 2024, RESOLUTION 03-24-73

1.0 GENERAL REQUIREMENTS

See Standard 1: General Requirements

2.0 DEFINITIONS

- 2.1** CMU (Concrete masonry unit): Any type and style of standard-size concrete block of a uniform size. Also known as cinder block.
- 2.2** Slump-stone: A concrete block unit that is removed from the mold before it has a chance to completely set. This causes the concrete block to keep a slumped appearance resembling the look of an adobe brick.
- 2.3** Decorative block: A type of precast building material that adds both structural and aesthetic appeal. They are designed with decorative patterns and shapes to enhance visual interest.
- 2.4** Stucco: A construction material made of aggregates, a binder and water; applied wet and hardens to a very dense solid, grey in color. Requires painting.
- 2.5** Wrought iron fencing: A metal material used mainly for decorative fencing purposes that is composed entirely of iron.
- 2.6** Concrete mow strip: A type of concrete curb installed at the lawn perimeter where it intersects with a different surface allowing for easier lawn maintenance.
- 2.7** Stucco screed: A type of flashing installed at the base of an exterior stucco wall.
- 2.8** Sill plate: The bottom horizontal member of a wall or building to which vertical members are attached.

3.0 BLOCK WALLS

- 3.1** New walls shall be a maximum of 5 feet high.
- A. Exception: Walls adjacent to or adjoining existing walls can match their height and finish.
 - B. A site plan indicating new wall locations and or tie-in to existing wall locations will be required.
- 3.2** All new walls shall be of slump-stone style concrete block 4"x4"x16", 4"x6"x16", or 6"x6"x16". All wall extensions or tie-in to existing, shall match existing style and finish.
- A. Alternate: Stucco over CMU may also be used. Stucco texture and finish to match building stucco.
 - B. Block walls to be painted to conform to the Third Mutual exterior color schemes 1 thru 10, corresponding to their particular geographical location.
- 3.3** Walls may have decorative block inserts (excluding cap) providing they make up less than 1/3 of the total surface and conform to the rest of the mutual standard requirements.
- 3.4** Wrought iron fencing sections may be inserted into slump wall framing. See Standard 13: Fences, Wrought Iron.
- A. Gate openings are also permissible with the following conditions:
 - 1. A gate that opens into an existing walkway or through way for egress is allowed.
 - 2. A gate that opens into a Common Area is not allowed.
 - B. Wrought iron fencing sections may also be inserted between the existing entry columns as well as between an entry column and an adjacent wall of a single-story manor.

4.0 PLANTER WALLS

- 4.1** Planter walls shall be defined as any masonry items set in concrete, held together with mortar, or more than one course of a masonry item in height, and shall be subject to the requirements set forth in the following sections.
- 4.2** Planter walls shall be no higher than 12" as constructed along level surfaces. In areas where irregularities in the grounds exist, additional courses may add to the height of the wall to maintain a level running height.
- 4.3** Placement of planter walls will be parallel to building walls, walkways,

and patios. Planter walls shall not extend out more than 48" from the construction area it abuts.

A. Where a planter adjoins a building wall, the dirt top fill level of a planter cannot be higher than 6 inches below the bottom of a stucco screed or bottom sill plate.

4.4 A 4-inch-wide by 4-inch-deep concrete mowing strip will be required alongside the planter wall in all cases where grass abuts the wall.

4.5 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.

4.6 Areas designated as planters around trees may have a planter wall depending on the type of tree existing due to its growth, root, and maintenance characteristics. In each case, the Landscape Division will be consulted concerning trunk coverage and dirt banking at the base of the tree to ensure that it will not be damaged.

5.0 APPLICATIONS

5.1 This standard applies to a manor's exclusive use Common Area.

5.2 In all cases, detailed plans must be submitted to Manor Alterations for compliance review with mutual standards and subsequent approval.

5.3 All new walls cannot encroach on or into Common Area.

5.4 Modifications to existing walls may be subject to review by Manor Alterations and satisfactory completion of Neighborhood Awareness Guidelines.

5.5 Excess mortar at all block joints to be removed.

5.6 Weep (or drainage) holes of the proper size and location to be provided in walls as needed.

6.0 SPRINKLERS

6.1 Any modifications to mutual's existing sprinkler systems as a result of new wall additions are only to be done by the mutual's landscape crews. The member is responsible for any and all costs associated with these modifications.

6.2 Any sprinkler systems added within the exclusive use Common Area are the sole responsibility of the member and cannot be connected to the Mutual's landscape systems.

7.0 MAINTENANCE

- 7.1** The member is responsible for all ongoing maintenance, upkeep and appearance. The mutual may take further action if necessary to maintain safety and appearance concerns. The member is responsible for any and all costs associated with these modifications.

- 7.2** Should it become necessary to remove improvements for required maintenance of mutual properties, the member will be responsible for removal and replacement of said improvements.