



Laguna Woods Village®

INFORMATION BULLETIN Community Services Division	BULLETIN DATE	May 1, 2024
	ISSUED BY	Pamela Bashline Community Services Manager
	MUTUAL	United Laguna Woods Mutual
	AUTHORITY	Resolutions 01-24-33 and 01-24-34
	ADOPTED DATE	April 9, 2024
SUBJECT: Revised United Laguna Woods Mutual Alteration Standard 20 – Balcony, Patio and Atrium Covers and New Alteration Standard 39 – Balcony and Patio Enclosures		

On April 9, 2024, by way of Resolution 01-24-33 and Resolution 01-24-34, the United Mutual board of directors approved revisions to its Alteration Standard 20 – Patio and Balcony Covers and approved to enact Alteration Standard 39 – Balcony and Patio Enclosures.

Alteration Standard 20 was revised to update material selections, clarify definitions and modifications to existing drainage conditions, clarify allowable conditions for interior atriums and update drainage requirements for patio and balcony covers.

Alteration Standard 39 was enacted to provide clarification between “cover” and “enclosure” as well as provide clear guidelines for the architectural, structural and building requirements for both patio and balcony enclosures.

The installations will be considered an alteration, and the installation cost, maintenance, repair and/or removal will be the responsibility of the requesting mutual member. Covers and enclosures must be maintained in good condition at all times. The cost to repair any damage to mutual property resulting from an alteration also will be borne by the responsible mutual member.

To find the complete United Alteration Standard 20 - Balcony, Patio and Atrium Covers and Alteration Standard 39 – Balcony and Patio Enclosures, visit lagunawoodsvillage.com > [Residents > Manor Alterations](#) and select United Alterations Standards.

Realtors and escrow officers must inform their staff and clients of these guidelines.

Important: Please always refer to the website for the most current documents. The location for all mutual policies may change with the completion of the redesigned website.

Email alterations@vmsinc.org with questions about the standards. Thank you.