

UNITED LAGUNA WOODS MUTUAL

Section 34 AWNINGS

OCTOBER 2004, RESOLUTION 01-04-146
GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104
REVISED AUGUST 2013, RESOLUTION 01-13-140
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 Mutual Consent for Manor Alterations 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 and meet current noise abatement codes.
- 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 Mutual Consent for Manor Alterations 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 Awnings will only be allowed over patio areas, and on balconies.
- 2.2 No window awnings will be allowed.
- 2.3 All awnings must be retractable.
- 2.4 The selected color of the awning fabric must be a solid light tan or a solid light gray. A fabric sample must be submitted for approval to the Mutual Consent for Manor Alterations Office. If a previously permitted awning currently exists on the building, that awning's color will set the precedent for that building.
- 2.5 Awning fabric must pass the California State Fire Marshall's Test Procedure #804 in which a registration number is received that verifies its' fire resistance.
- 2.6 If the awning is allowed to fall into a state of disrepair or is damaged, it must be removed or replaced at the Mutual Member's expense. The cause of any damage sustained by the awning is irrelevant.
- 2.7 Awnings must not extend beyond the existing patio or balcony perimeter.
- 2.8 Awnings on balconies must span the width of all windows and sliding glass doors which lie above the balcony structure

- 2.9** Awnings on patios must be installed above the top of the standard window height or 6'-8" from ground level, but not exceeding 12" above the window or 7'-8" from ground level.
- 2.10** Awnings on balconies may be attached to the fascia or rafter tails, and consist of a silicone sealant for weather protection. Installation on the roof above the overhang is strictly prohibited.
- 2.11** On patios and on the balconies of Seville style manors, the awning's framework must be lag bolted to the building's wood framing and consist of a silicone sealant for weather protection. Any penetration through the wall must consist of a silicone sealant.
- 2.12** The edges of the awning material must be straight. No scalloped or decorative edges will be allowed.