

Sundance Homeowners Assn.
Cerritos, CA

Pot Shelf Specification

This specification defines the requirements for removing and/or installing Pot shelves in Sundance Townhomes.

Standards: All stucco work and necessary framing work must conform to the latest revision of the National Uniform Building Code.

Approval Procedure: A pre-approved Arc Request form must be completed prior to beginning any work. The project must also be installed under a City building permit.

Construction Steps:

1. Remove existing pot shelf framing and clear off all stucco or siding to expose building framing from bottom of window down to the foundation.
2. Inspection for structural damage required by ARC prior to proceeding.
3. If a pot shelf is to be mounted, install 2x backing to studs for bolting of new pot shelf.
4. Install new Sisal Kraft flashing paper under window nailing flange, building paper and lathing. Seal all vertical joints in paper with caulk.
5. Inspection by ARC committee member and City Inspector required prior to proceeding.
6. Complete stucco or siding and finish painting work.
7. If a new pot shelf is to be installed, do that now.
 - a. If new pot shelf will be wood all pieces should be primed thoroughly.
 - b. If pot shelf material is other than wood, material must be paintable.
 - c. Shelf must be mounted with a 3/8" min space (corrosion resistant washers or spacers) between the pot shelf and the stucco to allow the moisture to drain and dry out.
8. **All penetrations into wall must be sealed to prevent leakage.**
9. Final inspection by ARC committee member and City Inspector is required.

Finish colors: Paint to match existing building and trim colors using available paint codes.

Modifications: No structural changes shall be made to the building. Structural attachments to building must be made to the studs within wall, anchors into stucco wall material are NOT ACCEPTABLE.

Responsibility: Due to the serious adverse impact which could result from improper workmanship and possible damage to the structure of the Association's property, tasks described in this specification are recommended to be accomplished only by licensed professionals. Stucco work should NOT even be considered as a 'do it yourself' or even a handyman project; this is truly a job for professionals. The proper sealing of walls in areas around windows and doors is critical to the lifespan of the basic structure of our homes.

Approved by Architectural / Maintenance Committee 08/14/2007 Date

Approved by Sundance Board of Directors _____ Date