

**MUTUAL OPERATIONS****PHYSICAL PROPERTY****Washers and Dryers in Units – Mutual Twelve**

- A. Consistent with CA Civil Code §4760, installation in a shareholder's unit of any washer and dryer, whether side by side or stackable, must not interfere with the Mutual's common area maintenance is responsible for.
- B. Any dryer in a shareholder's unit, shall be cleaned, at the shareholder's expense on a biennial basis; i.e., to have all dryer vent areas thoroughly cleaned and free of lint for clear passage of air flow from inception of machine to roof top areas. A sticker with the date of cleaning must be affixed to the cleanout cover every time. Service Maintenance or an outside vendor performs cleaning.
- C. When performing required dryer cleaning, all washing machine parts, hoses, and fittings must be checked for any leakage and replaced as needed, per Physical Property Inspector's recommendation. Replacement costs to be paid by shareholder.
- D. In all close of escrow and transfer changes to ownership on stock certificates, all fittings must be changed prior to closing.
- E. During the biennial fire inspections, the Physical Property Inspector(s) will compile a list of all units containing a washer and dryer. Shareholders in those units shall have the washer and dryer cleaned and any hoses replaced, as needed, by the Service Maintenance Department or a licensed and insured outside vendor, as stated above. The maintenance fee for this work shall be arranged and borne by the shareholder.

**MUTUAL ADOPTION**

TWELVE: May 7, 2010

**AMENDMENTS**

05-12-16

(May 16)