

## **MUTUAL OPERATIONS**

### **PHYSICAL PROPERTY**

#### **Installation of Walk-in Therapeutic/Jacuzzi-Type Bathtubs - Mutual Eleven Only**

If a shareholder wishes to have a walk-in therapeutic bathtub or Jacuzzi and the related equipment/appurtenances installed, the following must be adhered to:

1. A permit to install the walk-in therapeutic bathtub or Jacuzzi and related equipment/appurtenances must be obtained from the Physical Property Department of the Golden Rain Foundation prior to having the bathtub/Jacuzzi installed. Shareholder shall assume financial responsibility in case the licensed company fails to comply with all provisions of the permit and all GRF and Mutual policies, rules and regulations, and agrees to return the Mutual property to its original condition or satisfactorily complete the installation.
2. The Mutual has the authority and authorization to remove the bathtub/Jacuzzi and related equipment/appurtenances and return the shower/tub area to its original condition at shareholder's expense if the installation does not comply with this policy or if the provisions of this policy are not met.
3. The walk-in therapeutic bathtub/Jacuzzi shall have:
  - a. Sound board applied to all surrounding walls, floor to ceiling, with drywall mud and taped.
  - b. The shower trap shall be replaced using an all-glue ABS trap and a 2" trap with accessible cleanout shall be maintained.
  - c. All new water piping shall be copper pipe. Water tie-ins shall be in the attic with ball valve shutoffs.
  - d. A 24" x 24" attic access shall be provided in the bathroom for access to the shut off valves. The attic access cover shall be a combination of plywood laminated to a 5/8-inch type X drywall with the drywall facing the attic side.
  - e. The bathtub/Jacuzzi faucets shall have quarter turn shutoffs that are accessible. The discharge of water shall be by gravity drain. A pump may only be used if the discharge rate does not exceed 7 gpm. Air injection jets may only be installed if they do not exceed a 44 decibel sound level. If they are an integral part of the bathtub/Jacuzzi, they must be disabled if they do not meet this sound level.

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- f. A minimum of a 50-gallon water heater or above shall be installed with a re-circulating pump for the bathtub/Jacuzzi unless an alternate source for maintaining adequate hot water temperature at the bathtub/Jacuzzi is provided such as a tankless booster water heater at the bathtub/Jacuzzi.
  - g. The main electrical panel must be upgraded to a 125 amp square D electrical panel with a 100 amp main breaker, if necessary, to provide sufficient circuit breakers. A sub-panel is not permitted.
4. Any damage which may occur to the building and/or appurtenances thereto during and/or after installation of bathtub/Jacuzzi and related equipment/ appurtenances is the responsibility of the shareholder and any repairs shall be paid for by the shareholder. Further, the shareholder, at their expense, shall be responsible for any removal/re-installation of the bathtub/Jacuzzi deemed necessary by the Mutual for the purpose of repairs and/or maintenance work to the building and/or appurtenances thereto.
  - a. To cover any damage resulting from the use or operation of the bathtub/Jacuzzi to Mutual property or to any property in adjacent units, the shareholder agrees to maintain a liability insurance policy with a minimum of \$300,000 in coverage. The shareholder is financially responsible for any damages resulting from having the bathtub/Jacuzzi in their unit.
5. The bathtub/Jacuzzi and related equipment/appurtenances shall be maintained in good working condition. If the bathtub/Jacuzzi and/or related equipment/ appurtenances are not maintained in good operating condition by the shareholder, the bathtub/Jacuzzi and related equipment/appurtenances shall be removed, repaired, and/or replaced at the shareholder's expense independent of Service Maintenance.
6. The bathtub/Jacuzzi and related equipment/appurtenances must be removed and replaced with a standard shower and appurtenances upon sale or transfer of the unit, at the shareholder's expense, unless the buyers/transferees sign a supplemental agreement accepting responsibility for the bathtub/Jacuzzi and related equipment/appurtenances and agree to the provisions of this policy.
7. The shareholder(s) must sign a copy of this policy and acknowledge that they are aware of the provisions and agree to abide by them.

(Mar 15)

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I hereby acknowledge that I am aware of the provisions of this policy and agree to abide by them.

Shareholder's Name \_\_\_\_\_ Apt. \_\_\_\_\_

Shareholder's Signature \_\_\_\_\_ Date \_\_\_\_\_

**MUTUAL ADOPTION**

ELEVEN: 11-18-10

**AMENDMENTS**

03-19-15