

## **MUTUAL OPERATIONS**

### **PHYSICAL PROPERTY**

#### **Patio Regulations – Mutual One Only**

This policy has been developed to enhance the enjoyment of the Mutual One living style by setting and enforcing standards for open and closed patios in Mutual One. It is the responsibility of the Mutual and its shareholders to manage the appearance, safety and healthiness of patios by respecting approved standards.

#### **Patio Size**

Every shareholder receives an open patio, an enclosed patio or reduced-size patio due to partial expansion. Patio size cannot be increased by expanding outwards in the garden area. Patios can be reduced in size, however, by constructing patio closets, placing pre-assembled cabinets/sheds on the patio, or by expanding the interior rooms of the unit outward into the patio space. Patio sheds must be made of plastic, resin or polyurethane (not wood or metal). Sheds must be no larger than 5 feet deep and 7 feet wide and match the existing color (beige) of the unit's exterior walls. Unauthorized shed must be removed at sale of the unit at owner's expense! Mutual building permits are required for any alteration to patios, including resurfacing the patio floor.

#### **Patio Use and Maintenance**

1. Patios are designed for Southern California living styles: sitting and enjoying activities in the balmy weather. Patios are the sole responsibility of the individual shareholder to maintain, clean, clear of obstacles impeding emergency movement, and assure elements for health living to the entire building. All patio window spaces must be kept clear at all times to facilitate emergency exit and entrance to and from the unit.
2. All objects which contribute to uncleanliness, impede passage for emergency personnel and equipment, and/or lead to unhealthy and dangerous conditions to shareholders will be corrected by the shareholder or, if not done, by the Mutual at the shareholder's expense.
3. Patios will be periodically inspected by the Mutual Inspectors.

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##### Approved and Prohibited Items

1. The lists of approved and prohibited items cannot possibly include all items. Shareholders desiring to place items on patios that do not appear on either list and might be questionable must request approval from the Mutual's Physical Property Committee. Unauthorized items placed without prior approval can be removed by the Mutual at the shareholder's expense.
2. Items approved for placement on patios include a reasonable amount only of normally recognized garden/patio outdoor-type furniture; plastic or metal all-weather-type chairs, tables, stands; outdoor carpeting; broom; trash basket for outdoor garden trash; gardening shoes, bicycles; artists' materials while painting; items in use while sitting/reclining on patios; needed medical equipment such as wheelchairs, walkers and small electric scooters, etc.
3. Items prohibited from being placed on patios include spas or hot tubs, living room furniture; bedroom furniture; portable kitchens; excessive computer equipment; refrigerators/freezers; saws; vacuum cleaners/rug shampoo machines; storage boxes; cleaning materials; ladders; gardening tools; dangerous implements; permanent pet kennels; dog runs; electric golf carts; excessive number of medium/large self-propelled vehicles; flammable chemicals; an excessive number of items of any type that gives the appearance of a storage facility, nursery for growing plants, or living room, rather than an uncluttered open patio for outside leisure living, etc.

##### Admonitions

Activities which convert the patio into an ongoing workshop causing noise, odor, unsightliness, and/or unhealthy conditions such as a carpentry shop, mechanic's garage, electronic repair business, etc. are prohibited. Be guided by the "occasional hobby" oriented activity rather than an ongoing business or any activity considered to be a nuisance to neighbors. Contact the Mutual's Physical Property Committee for information and guidance.

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Enclosed Patios

All new enclosures of patios require a Mutual permit obtainable from the Physical Property Department, Clubhouse Five, Building C, second floor (behind the LW Health Care Center). Mutual policy on enclosing patios states that only screened or plexi-glass panels screwed to the building with a non-locking screened from door are permitted (some old enclosures exist, but they do not set the standard for new enclosures). An enclosed patio is sometimes referred to as a porch. An enclosed patio is not a living room, bedroom, kitchen or storage closet; it continues to be a patio with simply more privacy than an open patio. Enclosed patios merely reduce the visibility of items to the public. Converting an open patio into a storeroom is prohibited and the enclosed patio must be maintained by the shareholder in a clean state, be free of obstacles to emergency personnel and equipment, and be free of dangerous materials. Any items not appropriate to a patio will be removed by the shareholder or, if not done, by the Mutual at the shareholder’s expense.

Recommendation

All shareholders are welcome to discuss open and enclosed patios and their appearance and maintenance with directors and the Mutual’s Physical Property Committee. Let’s keep the appearance of all areas pleasant and consistent with the Mutual’s living style.

**MUTUAL ADOPTION**

**AMENDMENTS**

ONE: 8-25-05

10-27-16

(Oct 16)