

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Patio Regulations – Mutual Twelve Only

All patios must be maintained by the shareholder in a clean state and be free of obstacles to emergency personnel and equipment. A 36” clear pathway for entrance and exit is required in compliance with applicable fire codes. The area both inside and outside of a door or window of a sleeping room must be kept clear for emergency exit. Expanded bedrooms must have a safe bedroom window or door emergency exit to the outside as well.

Patios will be periodically inspected. Failure of shareholder to correct inspection violations is subject to Policy 7585.12 Governing Document Compliance Corrective Measures and Fines.

- A. Upon moving into your apartment, items may remain on the patio for up to thirty (30) days for storage purposes, thereby providing ample time to put things away.

After the initial 30-day move-in period, the following items may not be stored or placed in or on any patio (enclosed or unenclosed):

- 1) Any type of unauthorized container used for long-term storage. (Authorized containers include sheds constructed by a contractor with a GRF Building Permit, or additional storage authorized with a Policy 7480.12.1 – Architectural Standards – Approval Form (Mutual 12).
- 2) Cardboard boxes.
- 3) Charcoal or highly flammable items, including old newspapers.
- 4) Refrigerators or freezers in non-working condition.
- 5) Gasoline-operated equipment or gas cans.
- 6) Electric tools on a permanent basis.
- 7) Extension cords strung across patio, or extended use of extension cords.
- 8) Charcoal barbeques, hibachis, etc. (see Policy 7427.G, Barbeques – Usage).

B. ENCLOSED PATIOS

An enclosed patio is not another room, it remains a patio that is surrounded to provide added privacy for the shareholder.

- 1) A refrigerator or a freezer in working condition may be placed on enclosed **only** patio.

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The following items may not be stored or placed on unenclosed patios (an open patio, visible to passersby and with no expectation of privacy) :

- 1) Permanent shelving, either free-standing or affixed to the exterior wall for storage.
- 2) Laundry hung for airing or drying.
- 3) Unleashed pets or pets in cages.

D. OCCASIONAL OCCUPANCY or UNOCCUPIED UNIT:

If the event the patio becomes a safety or health concern in the sole discretion of the Board, the Physical Property Department will be notified to clean the patio and send the invoice to the shareholder or responsible party. If the invoice is not paid, it will be settled at the time of escrow.

E. PAINT

All areas of unenclosed patios must be painted with the same color, brand and quality paint as the rest of the building including any approved sheds or approved constructed storage.

- 1) Exception: Patio ceilings may be painted WHITE only (VISTA PAINT #00), with VISTA 1900 Weather Master premium 100% acrylic exterior paint, when both of the following conditions are met prior to commencement of painting:
 - a) Shareholder must use a licensed painter who is registered with the Physical Property Department.
 - b) Shareholder to obtain Board approved Authorization with a Policy 7480.12.1 – Architectural Standards – Approval Form (Mutual 12). The approval form to include the licensed painter name, the paint color, and specify the brand of paint being used.

Reminder: Painting can only be done during normal working hours Monday –Friday 8:00 a.m. to 5:00 p.m. (See Policy 7402.12 – Working Hours – Contractors, Vendors and Shareholders)

The shareholder is solely responsible for the cost of painting the patio ceiling and for any and all subsequent repair and maintenance of the painted ceiling.

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F. FLOOR COVERING

Floor covering on patios, as well as interior flooring, requires a GRF Building Permit.

G. SPAS AND HOT TUBS

Jacuzzi's, hot tubs and spas are prohibited.

H. PATIO FURNITURE

Only furniture that is designed for patios may be placed on a patio.

MUTUAL ADOPTION

TWELVE: 2006-02-09

AMENDMENTS

2007-11-08; 2016-11-28