

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Inside Patio Regulations – Mutual Four

This policy has been developed in an effort to improve the appearance of the community and enhance property values and to improve the enjoyment of the Mutual Four living style and enforcing standards for inside patios in Mutual Four. Also addressed is the need to meet applicable Fire Codes and the safety of each shareholder. It is also the responsibility of the Mutual and its shareholders to manage the appearance and safety of patios, by respecting approved Mutual's standards.

- 1) Only furniture that is designed for patios may be placed on a patio. Interior upholstered furniture is prohibited as this may become a rodent habitat.
- 2) A clean refrigerator or freezer in good working condition plugged directly into the patio outlet is permitted, as long as egress is not blocked and not visible from walkway.
- 3) No pet may be left unattended on the patio.
- 4) Bicycles and scooters may be parked on the patio, as long as egress is not blocked.
- 5) Windows that may be needed as a secondary egress in the case of fire or other emergency shall not be blocked on either side. A clear path to the entry door of at least 36 inches shall be maintained to allow access for gurneys.

The following items shall not be stored on the patio: (This is not an all-inclusive list. The Mutual reserves the right to request the removal of items):

- 1) Any type of cardboard container.
- 2) Highly flammable items, including newspapers, charcoal, magazines, paper or plastic bags, any type of loose tarp, or portable oxygen tanks that are not rated for home use or storage.
- 3) Gasoline-operated equipment or gas cans.
- 4) Electric tools on a permanent basis.
- 5) Exposed shelving, either free-standing or affixed to the exterior wall, except those used for decorative purposes, which must be kept neat and clean.

(Jun 17)

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Any items in conflict with this policy shall be removed from the patio by the shareholder when requested by the Mutual Board. Such items, if not removed by the shareholder, shall be removed by the Mutual Board at the shareholder's expense.

Note: Patio furniture (chairs, tables, lounges, etc.) may not be left on walkway areas or lawns overnight.

MUTUAL ADOPTION

FOUR: 08-12-09

AMENDED

06-04-17

(Jun 17)