

## **MUTUAL OPERATIONS**

### **PHYSICAL PROPERTY**

#### **Patio Regulations – Mutual Five**

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

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

1. Maintenance of patios is the responsibility of the shareholder.
2. Emergency egress: windows and walkways.
  - a) All patio window spaces both inside and out must be kept clear to facilitate emergency exit and entrance.
  - b) A clear path of at least 36 inches must be maintained from the entrance of the patio to the entry door of the unit.
  - c) Walkway must have a clean 36-inch pathway. No obstructions allowed including potted plants.
3. Emergency egress: doors
  - a) No patio addition may have a door that locks. Only doors with direct entry into the unit may have locks, i.e., front door or sliding glass door leading directly into the unit from the patio. A door outside in the patio without direct access into your unit is not considered an entry door. To clarify, there can be no door locked before arriving to the front door of your unit. Any lock on a patio door must be removed or the Mutual will remove it at the shareholder's expense.
4. Any object which contributes to uncleanliness or impedes passage for emergency personnel and equipment, and may lead to unhealthy or dangerous conditions to shareholders, must be corrected by the shareholder. If such items are not removed, the Mutual will do so at the shareholder's expense.
5. Inspection: Patios will be periodically inspected by a Building Inspector assigned by the Physical Property Department
6. Storage: Open patios  
After the initial 30-day move-in period, the following items may not be stored or placed on open patios:

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- a) Any type of food, including birdseed, dog or cat food except in airtight containers.
  - b) Cardboard boxes
  - c) Charcoal or highly flammable items, old newspaper, magazines, etc. (unless stored in approved containers). Gasoline-operated equipment or gas cans, flammable chemicals.
  - d) Laundry hung for airing or drying
  - e) Non-working refrigerators or freezers
  - f) On ungated patios:  
Unattended pets or pets in permanent outdoor kennels or cages (including birds).
  - g) Spas or hot tubs, indoor upholstered furniture
7. Patio Décor:
- a) Screens, panels, or drapes to block the sun must be of outdoor fire retardant fabric and must be maintained.
  - b) Obscene objects hanging or stationary are prohibited.
8. Prohibited activities:
- a) Any workshop causing noise, odor, unsightliness, and/or unhealthy conditions. 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 Board by sending a letter to the Secretary for information and guidance.
  - b) Converting an open patio into a storeroom is prohibited.
9. Patio size:  
Mutual building permits are required for any alteration to patios. A patio may not be increased by expanding outwards into the garden/common area. Patios **may** be reduced in size by:
- a) Construction of patio closets requires a Mutual building permit
  - b) Adding pre-assembled cabinets/sheds
  - c) By expanding the interior rooms of the unit outward into the patio space
10. Patio floor: Outdoor carpeting is permitted. Any permanent resurfacing of the patio floor requires a Mutual building permit. Flooring installed without a permit may be removed by the Mutual at the shareholders expense.
11. Approved items:

(May 15)

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The list of approved items cannot possibly include all items. Approval for questionable items placed without prior approval may be removed by the Mutual at the shareholder's expense.

12. Enclosed patios:
  - a) A permit from the Physical Property Department is required for any construction to a patio.
  - b) An enclosed patio may not function as a bedroom, kitchen, or storage closet.
  - c) Any items not appropriate to a patio will be removed by the shareholder or by the Mutual at the shareholder's expense.
13. Enclosed Patios Acceptable items:
  - a) Refrigerator or freezer in working condition plugged directly into wall socket only.
  - b) A washer or a dryer or a stacking washer and dryer installed inside a patio storage cabinet.
  - c) A permit must be obtained for the installation of these appliances, and all codes relating to electrical and, if applicable, plumbing and ventilation must be adhered to.

**MUTUAL ADOPTION**

FIVE: 05-20-15

(May 15)