

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Patio Regulations – Mutual Six

This policy has been developed in an effort to improve the appearance of the community and enhance property values. Also addressed is the need to meet applicable fire codes and the safety of each family. If this policy is followed, it will help keep pets from roaming and discourage rodents and other animals from entering patios.

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.

1. 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" shall be maintained to allow access for gurneys.
2. 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.
3. If a pet can escape from a patio, the pet must be on a leash while on the patio.
4. Patios should always be kept neat and clean.

The following items shall not be stored on the patio:

1. Any type of cardboard container.
2. Highly flammable items including newspapers, charcoal, magazines, paper or plastic bags, or any type of loose tarp.
3. Laundry hung for airing or drying. Instead, use the laundry room clotheslines that are provided for this purpose.
4. Refrigerators or freezers.
5. Gasoline-operated equipment or gas cans.
6. Electric tools on a permanent basis.

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7. Extension cords strung across patio, or extended use of extension cords.
8. Exposed shelving, either free-standing or affixed to the exterior wall, except those used for decorative purposes, which must be kept neat and clean.
9. Barbeques, hibachis, etc. (see Policy 7427.6, Barbeques – Usage).

Enclosed Patios

All new enclosures of patios require a Mutual permit. Mutual policy on enclosing patios states that only screened or plexiglass panels screwed to the building with a non-locking screened door are permitted (some old enclosures exist, but they do not set the standard for new enclosures).

An enclosed patio is not a living room, bedroom, kitchen or storage closet. Converting an open patio into a storeroom is prohibited and the enclosed patio must be maintained by the resident in a clean state and be free of obstacles to emergency personnel and equipment. Any items not appropriate to a patio will be removed by the resident or, if not done, by the Mutual at the resident's expense.

Note: Patio furniture (chairs, tables, lounges, BBQs, etc.) may not be left in walkways or on electric cart pads, the lawn, or in designated flowerbed areas overnight or unattended.

Jacuzzis/Spas on Patios

Due to noise level and possibility of leaks which can cause damage to the shareholder's unit, adjacent units, or Mutual property, Jacuzzi-type tubs/spas are prohibited on patios. Any Jacuzzi-type tubs/spas installed before March 17, 2011, shall be removed at the same time of resale/escrow at the shareholder's expense.

MUTUAL ADOPTION**AMENDMENTS**

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