

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Patio Regulations – Mutual Seven

A. Patio Regulations

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 followed, this policy will help keep pets from roaming and discourage rodents and other animals from entering patios.

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 inches 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. A clean refrigerator or freezer in good working condition plugged directly into the patio outlet is permitted.
4. If a pet can escape from a patio, then the pet must be on a leash while on the patio.
5. Approved attachments to Deco Block:
 - a. New, clear Plexiglas is permitted if it is installed beginning at the third row from the bottom to ensure that water or moisture from the irrigation of garden areas doesn't get trapped between the Plexiglas (or other product) and the block wall as this will cause deterioration of the block.
 - b. White lattice is acceptable on the interior of the patio.
 - c. Only vinyl-coated wire mesh is permitted on the interior of the patio.
 - d. Deco Block may be filled in not more than three blocks high with cement by a qualified mason or by the Golden Rain Foundation Service Maintenance Department. It must be smoothed and painted the color of the stucco walls.

All attachments other than cement must be removed at the time of painting at shareholder's expense.

The following items shall not be stored on the patio:

1. Any type of cardboard container (new move-ins are provided a grace period of up to 30 days, after which all moving boxes must be eliminated).

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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. Gasoline-operated equipment or gas cans.
5. Electric tools on a permanent basis.
6. Exposed shelving, either free-standing or affixed to the exterior wall, except those used for decorative purposes, which must be kept neat and clean.

Note: Policy 7427.7 allows only one barbeque to be stored on open patios.

B. Patio Extension Regulations

The purpose of this policy is to give shareholders a choice to construct a new patio extension into the area outside the original footprint of their unit. Before submitting plans for a new patio extension, please read this policy thoroughly.

Patio extensions are defined as cement or paved roofless deck areas adjoining your unit. All requests for new patio extensions must adhere to this policy or otherwise will be denied.

Note: Policy 7493.7 prohibits roof covers on patio extensions.

1. New patio extensions may be allowed on a case by case basis. Due to the asymmetrical configuration of the Mutual 7 lots, they will be site specific. Patio size may be approximately 100 square feet of usable area and be constructed of concrete, pavers, flagstone, brick, or other like materials.
2. Patio deck materials must be slip resistant and approved by Physical Properties. Grading will follow the existing slope of the lawn unless the patio incorporates an enclosure wall. All patio decks will provide the appropriate drainage.
3. Access to the patio area may be through patio doors or a path connecting to the front door walkway.
4. a. Allowances may be made for non-usable area due to obstructions. Examples of obstructions are: air conditioners, transformers, utility trenches, and irrigation valves.

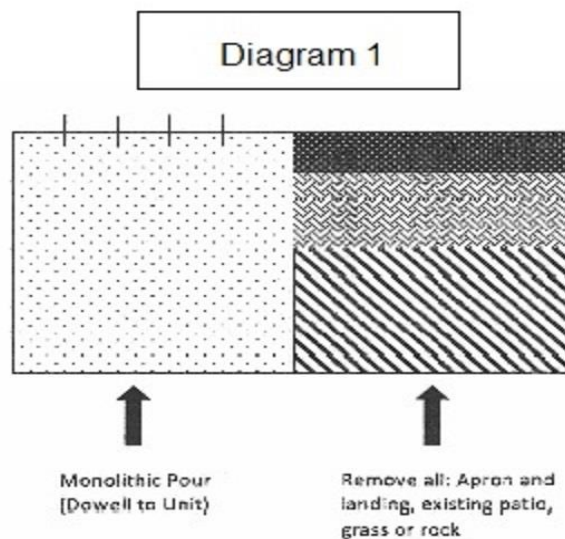
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Colors will be in earth tones of browns, beiges, grays, red brick, or similar earth tone shades.

- b. A “monolithic pour” is required to mitigate concrete movement and improve structural integrity. Any existing apron, landing, or patio slab will be removed. In each joint where new concrete is placed against old, the area of contact will be dowelled. The entire patio will be reinforced with rebar or welded wire. The patio cannot be poured until approved by Physical Properties Department. (See Diagram 1)



5. Permits are required to insure that all modifications and improvements meet City codes, Leisure World and Mutual policies. Permits required by the Physical Property Department and the city of Seal Beach are the responsibility of the shareholder and contractor.
6. Before the permit is issued, detailed specifications and plans for all additions and changes must be submitted to the GRF Physical Property Department for review and then reviewed and approved by the Mutual Board of Directors. The plan will include the relocation of utilities and irrigation systems.
7. No construction of any kind shall be commenced, erected or maintained until the plans and specifications showing the size, color, shape, height, materials, and location of the patio extension are submitted to, and approved in writing, by the Mutual Seven Board of Directors. All construction must be done by a licensed and approved Leisure World contractor.

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8. Any application to construct a patio extension must be submitted to the Mutual 7 President ten (10) working days prior to the Monthly Board Meeting in order for the application to be placed on the agenda and to allow directors time to review it. Further, a completed Agreement to Patio Regulations (filled out and signed by each shareholder) AND proof of \$300,000 liability insurance must be submitted before any consideration by the Board of Directors.
9. Patios will not interfere with access to in-ground electrical wiring, communication utilities, above ground transformers, air conditioners, or attic entrance areas. The plan layout must describe access to all the above items.
10. Only a few pieces of outdoor patio furniture and accessories may be placed on the patio deck. Typical items not approved for patio extensions are, but not limited to, portable heaters, portable fire pits, tiki torches, refrigerators, freezers, etc. Clutter and non-patio items are prohibited and must be removed per Mutual Seven Policy 7415.7. Violators will be notified in writing when out of compliance. The encroached patio will have no more than one patio umbrella. The umbrella will not cover any sidewalk areas considered common area or entry sidewalks to a shareholder's unit.
11. A 5 inch cement mowing strip is required where the patio is adjacent to a grass area.
12. Patio extensions are non-standard additions to a unit and all costs associated with construction, maintenance, repair, etc., will be borne by the shareholder requesting the patio extension. When the unit is sold or transferred to another shareholder, the new shareholder will become responsible for the patio extension.
13. It is incumbent upon the shareholder to maintain \$300,000 liability insurance for new patio extensions, as described in #8 of the Agreement to Patio Regulations.

C. Patio Enclosure Walls (End Units)

1. a. An enclosure wall may be added to new patio extensions on end units only. Enclosure walls can be constructed of brick, flagstone, slump stone, stack stone, or similar decorative masonry building materials. All walls will incorporate the appropriate drainage features.
- b. An enclosure wall of at least 24 inches in height must be constructed in all cases where there is a drop of any distance from the patio to the sidewalk.

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2. Walls may also be constructed of concrete block and surfaced with stucco the same color as the building. Electrical outlets, lighting and plumbing are prohibited on patio extension walls.
3. Enclosure walls may be constructed on top of existing retainer walls providing the retainer wall has a cement foundation. The method of construction must incorporate rebar and ensure a stable structure. Drawings of the enclosure wall must be submitted to City of Seal Beach and Physical Properties.
4. Colors will be in earth tones of browns, beiges, grays or similar earth tone shades. All walls will include masonry caps in the same or contrasting earth tone colors.
5. When an adjacent neighbor's wall already exists, the newly constructed wall will complement the existing wall.
6. Wall heights including the cap will be no more than 35 inches high measured from the patio deck. Potted plants on walls adjacent to the sidewalk are prohibited.
7. All patio wall enclosures must include a minimum 3 foot egress as an integral part of the patio wall design. Access openings through walls will meet emergency egress and safety codes for disabled/wheelchair shareholders/members and paramedic gurneys when applicable.
8. Access openings may include gates as an integral part of the patio design. Gates must meet all safety/fire department codes and regulations. Gates must be non-locking and made of wood or wrought iron. Gate colors will compliment the patio walls. Wood gates must be protected from insect infestation and treated with Tim-Bor professional insecticide or equivalent. Gates are to be primed and painted.
9. Walls and gates are non-standard additions to a unit and all costs associated with construction, maintenance, repair, etc., will be borne by the shareholder requesting the patio extension. When the unit is sold or transferred to another shareholder, the new shareholder will become responsible for the decorative wall and gate.

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1. a. The addition of a pergola to an existing permitted end unit patio or a newly constructed end unit patio must meet all the existing Mutual 7 regulations as stated in the Mutual 7 Patio Policy 7415.07. Pergolas are not permitted on interior patios: units B – E and H – K.
 - b. Prior to any Mutual approval, construction, materials used and all structural mounting must meet all City of Seal Beach building codes and GRF Physical Properties Department requirements.
 - c. Plans for the proposed pergola must be submitted to the Mutual 7 Board of Directors along with a detailed architectural rendering by a contractor who is licensed, insured and approved by the GRF Physical Properties Department and Mutual 7 Board.
 - d. The pergola must be site specific, determined by the Mutual Board on a case by case basis to be blended into the aesthetic plan of the total existing area.
 - e. No electric outlets are to be installed or incorporated on the pergola.
 - f. No electric overhead fans, misters, extension cords or lights may be used on the pergola.
 - g. No coverings of any type may be placed on the rafters of the pergola, including all solid materials, screens or shade cloth of any type.
 - h. No permanent screening may be used on the pergola, including framed screens, or any hanging roll-up blinds, vertical blinds or curtains of any materials.
 - i. Hanging pots or decorations hung from any part of the pergola are limited and must have Board approval.
2. a. The pergola may be constructed on an existing or newly constructed patio with or without patio enclosed walls. The existing support areas of the patio must meet all City of Seal Beach building code requirements of cement foundation to support the structure safely with proper mountings and footings. Vertical supports must be anchored to patio floor and not be outside the patio footprint. All existing patios must have been constructed with rebar enforced floor tied into the foundation of the building and a monolithic pour.
 - b. The pergola's top surface of the structure must be below all building

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end rafter to allow access to the eaves of the building. No portion of the pergola may encroach into the attic access area at the ends of the building.

- c. No wood, wood composite or other materials requiring painting may be used in the construction of the pergola.
3. a. It is the total responsibility of the shareholder to maintain the appearance of the pergola. The shareholder must provide cleaning of the pergola to insure that all debris and accumulated dirt is removed to assure the original clean appearance of the pergola.
- b. Any time the Mutual paints the building the shareholder will be financially responsible for all additional costs incurred by the painting contractor's need to provide extra care or materials to paint around the pergola.
 - c. When routine maintenance of any area around the pergola is required and additional care or materials including removal of part or entire structure are required to make the repairs the additional cost will be borne by the shareholder,(i.e., yearly dry rot and termite repairs.)
 - d. It is the total responsibility of the shareholder to carry the proper liability insurance as stated in the Mutual Patio Policy 7415.07.
 - e. Upon sale of the unit, if the new buyer does not choose to sign the legal agreement to carry the liability insurance and abide by all the terms of the Patio Policy 7415.07 or if the new buyer does not want the pergola, the structure must be removed and any damage to the building or patio must be repaired to its original condition, with the total cost to be borne by the seller or the seller's estate.
4. a. All cost associated with the pergola must be borne by the Shareholder.
- b. Mutual 7 shall not be held liable for any damage to the existing structure, patio, pergola or Mutual property caused by the addition of the

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SEVEN: 11-11-05

AMENDMENTS

06-18-10, 01-18-12, 08-18-15; 09-21-16, 09-19-18