

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Breezeway Rules and Regulations - Mutual Fifteen Only**

WHEREAS in an effort to ensure that the attractiveness of the breezeways adds to the enjoyment of the shareholders of the two-story apartment buildings; to ensure that the breezeways and walkways are clear of obstructions for safety purposes; and that the breezeways are a common area shared with neighbors, and the Mutual provides a special monthly cleaning service to the shareholders residing in the two-story apartments;

BE IT RESOLVED, THEREFORE, THAT:

- 1) The placement of items outside an apartment shall not impede access, in any manner, by emergency personnel and their equipment, Golden Rain Foundation Security personnel, the Fire Department, health providers, or Service Maintenance personnel for repairs to all adjoining apartments.
- 2) Items that will increase property and liability insurance costs for the Mutual or the shareholder(s) shall not be kept or stored in the breezeways.
- 3) Items kept or stored in the breezeways shall comply with all fire and safety code regulations.
- 4) Bicycles, tricycles or other modes of transportation shall not be parked near the apartment or under the stairs. These items are permitted to be parked in the carport space beneath the storage unit. Shareholders may apply to have a cement pad installed, which must comply with all rules and regulations of the Mutual.
- 5) Any damage to items left in the breezeways when the breezeways are cleaned shall be the responsibility of the shareholder.
- 6) The following items may be kept in the breezeways:
 - a) A small storage container that is appropriate to the space.
 - b) Plants with a dish underneath to catch water overflow that could damage the deck surface upstairs and discolor the cement downstairs from water runoff. Large potted plants must be elevated on a wheel base to allow access to

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cleaning. Smaller pots should be grouped on a low bench or small table that does not need to be moved.

- c) The second story guard rails and underneath the stairs on the first floor shall be free of overhanging plants and clutter.
- 7) For any infractions of the above information, the shareholder shall receive a written notice to remove any items that do not comply with these rules and regulations within ten (10) days of letter. Failure to remove stated items shall be removed by Mutual at shareholder's expense.

MUTUAL ADOPTION

FIFTEEN: 16 Oct 06

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