

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Bay Windows – Mutuals Two, Six, Eight, and Ten

Mutual Two Only:

All bay windows presently covered with T-111 plywood, distressed plywood, or wood siding, and any other wood product that complements the bay windows such as corbels and decorative trim, shall be removed and replaced with stucco when the bay window framing and covering are infested with termites.

All remodels that include bay windows shall be constructed with stucco as the exterior covering and shall be “bay to grade” construction. The expense of the entire remodel and “bay to grade” construction shall be the responsibility of the shareholder.

Mutual Six Only:

All corbels, siding, framing, and decorative trim enclosing or complementing a bay window that are made of wood or any wood product, and that become infested with termites or dry rot, shall be removed and replaced with stucco, cement siding, masonry, or other non-wood products. The materials used for this repair will need to be pre-approved by the mutual and the GRF Physical Property Department. All repair expenses described above, as well as any damages caused by water penetration due to the failure of the wood products or wood components described above, shall be at the expense of the shareholder.

Effective the date this policy is adopted, all remodels, bay windows, and/or exterior siding shall be constructed with stucco, cement siding, masonry, or other non-wood products, and shall be pre-approved by the mutual and the GRF Physical Property Department.

Mutuals Eight:

All corbels and decorative trim complementing a bay window that are made with T-111 plywood, distressed plywood, wood siding, or any other wood product shall be removed and replaced with stucco when the bay window framing and covering have been infested with termites or dry rot. All repair expenses described above shall be at the expense of the Mutual except that, if the resident shareholder requests that the bay window be restored with the original wood product, the resident shareholder shall be responsible for all costs.

Effective the date this policy is adopted, all remodels that include bay windows shall be constructed with stucco as the exterior covering.

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Bay Windows – Mutuals Two, Six, Eight, and Ten****Mutual Ten Only:**

Effective the date this policy is adopted, all remodels that include bay windows shall be constructed with stucco as the exterior covering.

MUTUAL ADOPTION**AMENDMENTS**

TWO:	10-22-10	2-21-13
SIX:	5-25-10	5-30-14
EIGHT:	9-28-09	
TEN:	2-24-10	6-27-12
TWELVE:	4-08-10	6-8-14, 11-12-15 (See Policy 7495.12 – 05-22-17)

(Updated 10/05/16 *added missing amendment to Mutual Six on 05/30/14*)

(May 17)