

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Common Entry Walkways - Mutual Three Only

1. The primary contractor is responsible for the work performed. The contractor must be licensed in the State of California and the City of Seal Beach. A Golden Rain Foundation Building Permit shall be obtained prior to the start of work. All work, maintenance, and repairs will be performed at the expense of the requesting resident.
2. Shareholder(s) of the adjoining unit, if any, must agree to the relocation of their entrance walkway, if applicable. A written agreement must be signed by both parties prior to any work being performed by the contractor.
3. The contractor's site plan shall show all changes necessary to meet the following conditions:
 - a. The site plans shall define the areas affected by the relocation of the entrance walkways which are connected to the main sidewalk and all affected units.
 - b. The site plans shall show:
 - 1) The original "as is" walkway and sprinklers in dashed lines;
 - 2) The proposed relocated walkway(s) and sprinkler units in solid lines.
4. The lawn area(s) affected by the proposed relocated walkway must be properly watered and the plan must indicate this by showing the position of each affected sprinkler. Sprinkler units must be located at the end of each side of each new walkway. The sprinkler units shall be the same type as others used in the Mutual.
5. The new lawn adjoining each new walkway shall be tapered (up or down) to match the level of each new walkway so that the lawn mowers can easily move across each walkway without causing damage. New sod is to be used to taper lawns to the level of each new walkway.
6. The new walkway shall be a minimum width of four feet, six inches and a maximum width of five feet.

(Feb 11)

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7. Walkways may include or be bordered by brick, flagstone, or any similar material between Mutual walkways and shareholder porch area, although this is not recommended by the Mutual because it is possible for mowing or edging equipment to chip the edge of the walkway when softer material is used. Such damage will not be the responsibility of the Mutual or the gardening contractor.
8. The following are excerpts from the Golden Rain Foundation Building Permit: "I agree that I will not request the Golden Rain Foundation or Mutual Three to reimburse, repair or maintain the alteration.

I also agree to be personally responsible for the repair and maintenance of the alteration and authorize Mutual Three, in the event of my failure to perform any needed repairs or maintenance, to perform the repairs or maintenance upon the alteration.

Further, the resident (shareholder) agrees that they will personally maintain the alteration and, in the event of their failure, Mutual Three may perform maintenance or repairs for which the resident will pay the Mutual Corporation upon being billed."

9. All expenses relating to any work done on the Mutual property of affected units are to be charged to the shareholder that makes an entrance walkway change request.

MUTUAL ADOPTION

THREE: 11 Feb 11

(Feb 11)