

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Carport Regulations - Mutual One

A. Carport Use

1. Carports are to be used for parking of self-propelled land vehicles in operating condition. All passenger vehicles, gas, or electric carts that can be operated on city streets MUST have current DMV registration, current license plate tags, and sufficient insurance as mandated by the State of California Vehicle Code (CVC) § 22658. All vehicles, gas or electric, parked in the carport must have a Seal Beach Leisure World (SBLW) decal issued by the Security Department affixed and displayed on the lower left windshield.
 - a. Board approval may be granted in waiving the display and affixing of the SBLW decal in ONLY unique and rare circumstances (contact the Board for consideration).
 - b. Any vehicle that is in non-compliance with these rules may be towed at the owner's expense and as specified in CVC § 22658.
2. Current fire regulations prohibit the storage of fuel or any combustible material in the carport areas. Any stored items in the carports must be completely contained in the carport cabinets.
3. When parked in the carports, all vehicles must be headed inwards. No carport space may be used for more than one self-propelled operating vehicle at a time.
4. Mechanical repairs on vehicles are not permitted, except for simple flat tire repair or jumping of a battery.
5. No person shall park any vehicle in any carport not assigned to him/her without permission from the Mutual One Board of Directors.
6. Carport space may not be rented to or used by anyone who is not a resident shareholder of Mutual One and a member of the Golden Rain Foundation. If the carport is going to be rented to another Mutual One resident, prior Board approval must be obtained and the proper form and registration recorded at the Stock Transfer Office. The Carport Assignee/Mutual One owner may allow temporary, short-term parking for a vehicle used by a houseguest with the Mutual One Board approval ONLY! Please call a director to obtain approval.
7. In accordance with Seal Beach Municipal Code 9.20.010, any vehicle leaking oil, anti-freeze, or any other hazardous material is prohibited from parking in a Mutual carport or on a Mutual street or driveway. It is the resident's responsibility to clean up any

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hazardous material spill or have them cleaned up. If the Mutual needs to have them cleaned up, the resident will be billed for the cost of clean-up. ALL hazardous waste materials, including kitty litter, must be disposed of at an Orange County Approved Hazardous Waste Site.

8. In the absence of an authorized vehicle for parking, the carport floor space may NOT be used as a storage area, whether free-standing or in any type of container. Boats or trailers of any size or kind may not be parked in the carport.
9. Any damage sustained to the carport is the responsibility of the assigned resident, not a renter of a carport.
10. Overhead car covers are NOT permitted. Existing car covers will be removed at the time of painting.
11. Only a bicycle, tricycle, folding shopping cart, or ladder may be stored under the cabinet in the resident's assigned or rented space.
12. At each inspection of the carports by the Mutual Board representative, a notice will be given to the resident whose carport is in violation of this policy. Improperly stored material must be removed within ten (10) days or the material will be removed at the resident's expense. Additionally, any resident that fails to comply with the Carport Use Policy shall receive written notice of the violation and shall have ten (10) days to cure the violation (the "Cure Period"). If the resident fails to cure the violation within the Cure Period, the Mutual Board may fine the resident pursuant to the Fine Schedule. Additionally, the vehicle may be towed pursuant to CVC § 22658.

B. Carport Assignments

1. Carport assignments are controlled by the Mutual Corporation and a record of assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.
2. Residents desiring to change carport assignments must obtain approval from the Mutual Board of Directors so that the change can be properly recorded in the Stock Transfer Office.
3. The request for carport re-assignment, if approved, is only temporary and is valid only so long as both participating parties agree to the temporary change. One party determining to withdraw from the agreement may do so as may the successor-/owner of that party's apartment. The Mutual Corporation retains, at all times, the authority to

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revoke and cancel this temporary change of carport assignment, at its discretion. The re-assignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either apartment, with absolutely no exceptions to the rules herein provided.

C. Electric Carts

1. To accommodate residents, permission may be obtained to have a charging pad installed adjacent to the apartment at the resident's expense. The charging pad must be removed at the resident's expense upon the resale or transfer of the share of stock, if the new buyer does not want the pad.
 - a. Electric carts cannot be parked on a walkway while being charged.
 - b. Electric cords for charging cannot be placed across any walkway.
 - c. Electric carts should not be parked in such a way as to interfere with the entry into or the exit from an apartment.
2. Electric carts **MUST** have a current SBLW decal issued by the Security Department affixed to the lower left windshield or the front of the electric cart.
3. Any electric cart being used in Mutual One must have sufficient liability and property damage insurance in case of accident.
 - a. The owner is personally responsible for any property damage or personal injury to another resident or person or pet.
4. Plans for the construction of a charging pad must be approved by the Golden Rain Foundation Physical Property Department.
5. An electrical outlet may be installed, by permit, in the carport for the purpose of charging an electric cart. The approved contractor will tap into the existing lighting circuit and install a box and a switch in the locker and an approved outlet box outside the locker. All materials will be painted to match the garage space.
6. A flat, monthly charge of \$_____ (determined on a case-by-case basis) will be paid by the resident to Golden Rain Foundation and Mutual One accounts. Periodically, the Mutual will monitor the outlet use for any changes in the flat-rate estimate.
7. Maintenance of the electrical circuit is the resident's responsibility. Failure to comply with timely payments will result in the circuit being disconnected at the resident's expense. Upon resale or transfer of the share of stock, it is the responsibility of the

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resident, at his or her expense, to remove the electrical circuit and return the carport to its original condition, if the new buyer does not want the circuit.

8. The Mutual encourages all residents to park any and all vehicles in carports as much as possible, and obtain carport space and use for each vehicle they operate.
9. Any resident that fails to comply with the Electric Carts policy shall receive written notice of the violation and shall have ten (10) days to cure the violation (the "Cure Period"). If the resident fails to cure the violation within the Cure Period, the Mutual Board may fine the resident pursuant to the Fine Schedule.

D. Secondary Carport Storage Cabinets

Residents are permitted to have a secondary carport storage cabinet installed beneath the existing cabinet with the approval of the Board of Directors and a permit from the GRF Physical Property Department. Outside contractors shall build the cabinet per the dimensions and specifications shown on page 6. The paint and hardware must match the existing cabinet. The maintenance and damage to carport cabinets are the responsibility of the resident.

Any resident that installs a secondary carport storage cabinet without the prior written approval of the Board of Directors and a permit from the GRF Physical Property Department will be subject to the Fine Schedule. If the resident installs or constructs a secondary carport storage cabinet that is not in compliance with the requirements stated above, the Mutual Board may issue written notice of the violation, and the resident shall have ten (10) days to cure the violation (the "Cure Period"). If the resident fails to cure the violation within the Cure Period, the Mutual board may fine the resident pursuant to the Fine Schedule.

E. Fine Schedule

A resident who fails to comply with the Carport Regulations may be fined by the Mutual Board pursuant to the following progressive fine schedule:

1. Upon the first offense by the resident, the Mutual Board may issue an initial fine of \$50.
2. Should the resident fail to cure the Carport Regulation violation within thirty (30)

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days after the issuance of the first offense fine, the Mutual board may issue a second offense fine against the resident in the amount of \$75.

- 3. Provided the resident fails to cure the Carport Regulation violation within thirty (30) days after the issuance of the second offense fine, the Mutual Board may issue a third offense fine against the resident in the amount of \$100.
- 4. If the Resident fails to comply with the Carport Regulations after the Mutual Board has issued a third offense fine, for each thirty-day (30-day) period thereafter, the Mutual Board may issue a thirty-day reoccurring fine against the resident in the amount of \$100 until such time as the resident is in compliance with the Carport Regulations.

MUTUAL ADOPTION

Policy Amendment Dates

ONE:	04-25-68	7502:	27 Apr 72, 29 Nov 73
		7502.3:	23 Jul 81, 27 Sept 90
		7502.4:	24 Feb 01, 22 Mar 01, 24 May 01, 29 Aug 02
		7502.1:	24 Apr 08, 25 Sept 08, 23 Sept 10

SEE CARPORT SKETCH ON PAGE 6

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