

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Carport Regulations – Mutual Eleven

A. Carport Use

1. Carports are to be used for parking of self-propelled land vehicles in operating condition. Any stored items in the carports must be completely contained in the carport cabinets (except 5.a).
2. Current fire regulations prohibit the storage of fuel oil or any combustible material in the carport areas.
3. All vehicles, when parked in the carports, must be headed in, except motorcycles and golf carts may face out.
4. At each fire safety/door hinge inspection of the carports by the staff of the Physical Property Department, notice will also be given to each resident found in violation that the improperly stored material must be removed within ten (10) days or the material will be removed at the resident's expense.
5. Residents are permitted to build a downward extension to the existing carport cabinet, but the specifications shall be held at the Physical Property Department, and approval shall be obtained from the Board of Directors and the Physical Property Department.
 - a. Motorized or electric carts or chairs, or other items shall not be stored in front of the downward extension carport cabinet when the resident owns and/or parks a motor vehicle in the carport space.

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.
 - a. Any vehicle parked in a carport must bear a current vehicle decal issued by the Seal Beach Leisure World Security Department (except as stated in Section 4, a.).
 - b. Vehicles shall not be parked in an unassigned carport without permission from the Mutual Board of Directors.
2. Residents desiring to change carport assignments must obtain approval of the Mutual Board of Directors so that the change can be properly recorded in the Stock Transfer Office.

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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 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.
4. Carport space may not be rented to or used by anyone who is not a resident Leisure World Shareholder of Mutual Eleven, except:
 - a. The carport assignee may allow temporary, short-term parking of a vehicle used by a house guest.

<u>Date</u>	<u>Action</u>	<u>Policy</u>	<u>Policy Amendment Dates</u>
02-21-80	Adopted	7502	
01-21-93	Assigned	7502.3	02-15-01
09-20-01	Assigned	7502.11	02-19-04
	Amended	7502.11	10-15-09
	Amended	7502.11	09-15-16
01-18-18	Amended	7502.11	01-18-18