

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Parking Regulations – Mutual Seventeen****Garage Area Parking**

1. Homeowners/lessees may use their own parking space in the garage area and, upon approval of the Board of Directors, may rent a maximum of one other parking space within one of the three buildings in the Mutual.
2. Parking spaces may be rented, used or exchanged by verified homeowners/lessees in Mutual Seventeen only.
3. Homeowners/lessees who wish to rent another parking space within the Mutual must obtain a form entitled, "Carport Space/Storage Rental Agreement" ("Agreement") from the Stock Transfer Office. The Agreement must be submitted to the Board of Directors in time for consideration at the next regular monthly Board Meeting. Once approved, a copy of the Agreement will be placed in the appropriate files in the Stock Transfer Office.
4. Permission to use of a parking space belonging to an unoccupied unit shall be determined by the President or Vice President of the Board of Directors.
5. At all times, the Board of Directors of Mutual Seventeen retains the authority to revoke and cancel any parking rental/use at its discretion.
6. Absentee owners may not rent/use another homeowner's/lessee's parking space until absentee owner(s) occupies his/her unit.
7. Only self-propelled land vehicles in operating condition may occupy a parking space .
8. Current fire regulations prohibit the storage of fuel, oil or any other combustible material in the garage area.
9. All vehicles must be parked head in when parked in a parking space and the vehicle must be parked completely within the appropriate parking space limit lines.
10. Unless special permission has been granted by a Director, all vehicles parked in the garage area must display a current state issued vehicle registration, together with a valid Seal Beach Leisure World decal affixed to the windshield. The decal can be obtained from the Security Department after showing proof of residency, a current driver's license, vehicle registration and insurance. Vehicles not displaying both items, or a temporary parking permit signed by a Director, will have a "Notice of Vehicle Removal from Private Property" placed thereon, and may subsequently be towed in accordance with the Mutual's "Private Property Tow Services Agreement" in effect at the time.
11. Vehicles not owned or leased by a Mutual Seventeen resident may not be parked in the garage areas unless special permission has been granted by one of the Mutual Directors. Vehicles not in compliance will be issued a warning citation and, if not removed within 24

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hours thereafter, will be subject to a fine of \$50. If the vehicle is not removed within a further 24 hours thereafter a “Notice of Vehicle Removal from Private Property” will be placed on the vehicle and a reasonable effort will be made to locate the owner. If the owner cannot be located and the vehicle is not removed it may subsequently be towed in accordance with the Mutual’s “Private Property Tow Services Agreement” in effect at the time.

Electric and Other Vehicles – Parking and Charging

1. All electric and other vehicles, including golf carts, scooters, motorcycles, tricycles, bicycles, etc. must be owned by a bona fide Mutual Seventeen resident and be parked in the owner’s/lessee’s individual parking space, or in front of their parking space, or in the striped areas designated for that purpose adjacent to parking spaces 1, 19, 44, 61, 86 and 103.
2. For safety purposes, any charging circuit which is installed to supply power to an electric vehicle shall be installed in an electrical conduit between the common electrical supply connection and the charging point, and a Ground Fault Interrupter circuit breaker receptacle must be provided at the charging point. The entire installation shall be at the vehicle owner’s expense and shall be performed in strict compliance within all applicable codes and regulations, including Southern California Edison Company’s requirements.
3. Before an electrical charging circuit may be installed a GRF permit must be obtained from the Physical Property Office and approved by the President, Vice President or any other Mutual Seventeen Director acting on their behalf. An electric usage fee of \$15 per month per vehicle will be levied and billed to the owner at six- or twelve-month intervals by mutual agreement with the GRF Accounting Office.
4. Street-operated vehicles shall not be allowed within the homeowner’s unit or within the lobbies, elevators, or residential floors of Mutual Seventeen’s buildings. This includes bicycles and tricycles as well as electric carts. Electric wheelchairs and electric scooters, when being used by a certified disabled person, are exempt from this requirement.

Street Parking

All previous rules and regulations notwithstanding, henceforth the following rules and regulations will apply to all street parking areas on Del Monte Drive and Burning Tree Lane which are situated within the property boundaries of Mutual Seventeen.

Unless other arrangements have been made, with the approval of one of the Mutual Directors only the following vehicles are allowed to park in the above mentioned areas:

- Vehicles owned by residents of Mutual Seventeen

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- Vehicles owned by guests or visitors of Mutual Seventeen residents when displaying on the driver's side dashboard or windshield, a guest pass, a temporary parking permit (blue slip) signed by a Mutual 17 Director, a parking permit issued by Security, a caregiver parking permit, a circular "17" decal or a Leisure World decal identifying the vehicle as being properly registered in any other Mutual.
- Moving vans or trucks.
- Vehicles delivering merchandise of any kind to a unit/resident of Mutual Seventeen
- Vehicles owned by a repair service or a contractor, or the Leisure World Service Maintenance Department, working in any unit of Mutual Seventeen or in any of the Mutual's common areas
- Emergency vehicles of any kind, including those operated by the Leisure World Security Department
- All other Leisure World official vehicles
- Official vehicles owned by any governmental agency (City, County, State, Armed Forces, U.S. Government, etc.)
- U.S. Post Office vehicles

All vehicles must be parked either headed in or backed in, in such a manner that no part of the vehicle overhangs the sidewalk.

Trailers not connected to a vehicle may not be parked on the streets.

All vehicles must display a current state-issued vehicle registration.

Mutual Seventeen residents/lessees and their guests may park their RV in front of their condo, or as near to their condo as is safely possible, for up to 72 hours for the purpose of loading and unloading. RVs may not be parked on any curb or walk, or any place that any other vehicle may not legally park. Hoses or electric cords may not be passed to such vehicle across any walkway or roadway, nor can anything be discharged from an RV onto the ground, pavement or into any open container. Exterior protruding items, such as steps or louvered windows, are not allowed. Small RV's being used by a resident as daily transportation must comply with the foregoing "Street Parking" regulations.

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Parking in any of Mutual Seventeen's street parking areas by vehicles other than those listed above without special permission may result in the issuance of a citation. Whether or not a citation is issued, if the vehicle remains parked on any Mutual Seventeen property longer than twelve hours a "Notice of Vehicle Removal from Private Property" may be placed on the vehicle and reasonable efforts may be made to locate the vehicle's owner. Whether or not the owner is located, and the vehicle is not removed by the time indicated on the Notice of Vehicle Removal from Private Property, it may subsequently be towed at any time in accordance with the Mutual's "Private Property Tow Services Agreement" in effect at that time.

Attachments:

- 7502.17A Parking Regulations Form

MUTUAL ADOPTION

SEVENTEEN: 03-04-03

AMENDMENTS10-05-04, 02-04-14, 04-01-14, 04-05-16, 10-04-16,
02-07-17, 09-05-17