

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Carport Regulations – Mutual Two

A. Carport Use

1. Carports are to be used for parking of self-propelled land vehicles in operating condition. All passenger vehicles that can be operated on city streets MUST have a current DMV registration, license plate tags, and sufficient insurance as mandated by the State of California Vehicle Code (CVC) § 22658. All vehicles, 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 not compliant with these rules may be towed at the owner's expense and as specified in CVC § 22658.
2. Any stored items in the carports must be completely contained in the carport cabinets. Current fire regulations prohibit the storage of fuel or any combustible material in the carport areas.
3. When parked in the carports, all vehicles must be headed inwards.
4. Mechanical repairs on vehicles are not permitted except for minor maintenance such as jumping of a battery, checking or adding oil or water, or changing wiper blades. Changing of oil is not permitted.
5. No person shall park any vehicle in any carport not assigned to them without permission from the affected shareholder.
6. 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 shareholder's responsibility to clean up any hazardous material spill or the Mutual will have them cleaned up. In such case, the shareholder will be billed for the cost. ALL hazardous waste materials, including kitty litter, must be disposed of at any Orange County Approved Hazardous Waste Site.
7. 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.
8. Any damage to the carport is the responsibility of the assigned shareholder, not any renter of a carport.

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9. Car covers may be attached to the carport and must be removed at the time of painting.
10. Only a bicycle, tricycle, folding shopping cart, ladder or blue 55-gallon water barrels may be stored under the cabinet in the shareholder's assigned or rented space.
11. At each inspection of the carports by the Mutual Board representative, a notice will be given to the shareholder 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 shareholder's expense.

B. Carport Assignments

1. Carport assignments are controlled by the Mutual Corporation and a record of such assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.
2. Shareholders desiring to change carport assignments must negotiate the new arrangement on their own and obtain approval from the other shareholder and record the exchange in the Stock Transfer Office.

C. Secondary Carport Storage Cabinets

Shareholders are permitted to have a secondary carport storage cabinet installed beneath the existing cabinet with approval of the Board of Directors and a permit from the GRF Physical Property Department. The cabinet shall be built per the dimensions and specifications shown in this policy. The paint and hardware must match the existing cabinet. The maintenance and damage to carport cabinets is the responsibility of the shareholder.

Carports that have secondary storage cabinets below the original cabinets may have ladders attached to the cabinets or walls.

Any other construction which involves the Mutual's carports, walls, floors, beams or ceilings is not permitted.

D. Ancillary Matters

1. In order to accommodate routine cleaning and property servicing, shareholders may not store an inoperable vehicle in a carport space.
2. Shareholders may have ceiling or wall fixtures installed to accommodate items such as car covers or ladders.

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3. Electric Carts & Golf Carts (See 7507.2)
4. Under the provisions of the California Vehicle Code, Section 22658, and upon conditions including reasonable notice as defined therein, the Mutual has the authority to have a vehicle towed from its property. See Policy 7582, Towing Vehicles, for further information. In every instance of infraction to this policy and other policies or regulations, the Mutual will seek an agreed-upon resolution, but with due consideration to the overriding interests of the entire Mutual, reserves its authority to have a vehicle towed from the premises.

MUTUAL ADOPTION

TWO: 27 Oct 11

AMENDMENTS

09-20-12, 03-20-14

