

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Carport Regulations – Mutual Six Only

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 as stated in Section A, Paragraph 8.
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.
4. Vehicles parked in carports must have a current Leisure World decal identification issued by Gates & Patrol. Should a shareholder have a guest using the carport, see Section B paragraph 2, for instructions on a temporary parking form.
5. Any vehicle parked in the carport shall and must have current vehicle registration and tags issued by the state noted on the license plate.
6. The towing policy for all vehicles parked in carports and on all streets will be in accordance with Mutual Policy 7582 – Towing Vehicles, incorporated herein by this reference. The Towing Policy is in accordance with Section 22658(a) of the California Vehicle Code. Vehicles not belonging to the Mutual Six residents or Mutual Six visitors will receive a 96-hour Notice to Tow when parked on Mutual Six property.
7. Vehicles parked in carports shall not leak any fluids on the concrete slab. Clean up of any spills or leakage will be the responsibility of the shareholder.
8. A maximum of two bicycles or tricycles, in operating condition, may be parked under the cabinets in the shareholder's assigned or rented space. Vehicles such as motorcycles, mopeds, electric carts, bicycles and tricycles may not be parked between self-propelled land vehicles in adjacent carport spaces due to infringement upon another occupant's vehicle space. A grocery cart/hand cart and a ladder or step stool for access to storage is allowed in front of the car.
9. Any damage sustained to the carport are the responsibility of the assigned shareholder.

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10. At each inspection of the carports by the Mutual Board Representative, a notice will be given to any shareholder whose carport space is found 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.
11. Shareholders are permitted to have a cabinet built directly beneath the existing cabinet in the carport under the following conditions:
 - a. Typically, the dimensions of the new cabinet shall be 95.5"-110" wide by 28" deep by 48" tall (see attached drawing), and the material shall be 2"x4" wood frame with 3/4" plywood.
 - b. The exterior painted color and hardware shall match the existing cabinet.
 - c. Approval must be obtained from the Board of Directors of the Mutual before cabinet is built and installed.
 - d. A permit from the GRF Physical Property Department is required for the cabinet.
 - e. If a new shareholder/resident does not want the lower carport cabinet, then the seller must return the space to the original format at the seller's expense.
 - f. The back end of all vehicles must not extend beyond the drip line of the carport.

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. Shareholders desiring to change carport assignments must obtain approval of the Mutual Board of Directors so that the change can be recorded in the Stock Transfer Office. Exception: The carport assignee may allow temporary, short-term parking of a vehicle (up to 30 days) used by a house guest if a "Temporary Parking" form is approved by a Director and posted on the dashboard of a guest's vehicle.
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. Either party may withdraw from the agreement at any time provided the Mutual Board of

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Directors is notified. The Mutual Corporation, at all times and at its discretion, retains the authority to revoke and cancel temporary change of carport assignments. 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.

Mutual Adoption

SIX: 05-24-68

Amendment Dates09-28-90, 02-23-93, 02-22-11, 11-27-12, 02-28-14,
05-30-14

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