

RESIDENT REGULATIONS

Carport Regulations – Mutual Seven

A. Carport Use

1. Carports are for the use of Mutual Seven Shareholders and Registered Co-occupant. Use by anyone else is prohibited. Passenger vehicles are to be parked heading in, and shall be licensed and insured in compliance with Department of Motor Vehicles regulations. They shall also exhibit a current and valid Leisure World identification decal issued by the Golden Rain Foundation and have current DMV registration tags.
2. The rear of the vehicle registered to park in the carport space, or any vehicle parked there, must not extend beyond the drip line of the carport roof. The area outside the drip line is a common walkway area and must remain clear.
3. Carports are to be used for parking of self-propelled land vehicles in operating condition. Any vehicle lacking an engine, transmission, wheels, tires, doors brakes or any other major part of equipments necessary to operate safely on highways is prohibited from parking in the Mutual Seven Carports and is subject to towing.
4. Mutual Seven prohibits the storage of fuel, oil or any combustible material in the carport areas. No Storage of propane tanks are allowed in the carports (see Policy 7427. 07 – Barbecue Usage). Upon discovery of any combustible materials in the carport area the Mutual is authorized to have them removed immediately.
5. Carport space may not be rented to, used by, or exchanged with anyone who is not a verified Mutual Seven Shareholder. All rental or use agreements must be registered with Stock Transfer. However, the carport assignee may allow temporary short-term parking (30-day intervals) for a vehicle used by a houseguest with Mutual Board approval and all applicable permits.
6. Mechanical repairs of vehicles in carports are not permitted except for minor maintenance such as jumping of a battery, tire changing, checking oil or water, changing wiper blades or windshield repair. Adding or changing of oil or any engine fluids is not permitted. Painting of vehicles in Mutual Seven carports is not permitted
7. Any stored items in the carports must be completely contained in the carport cabinets except for the following: A maximum of three of the following items are allowed on the raised concrete shelf in front of the car in the shareholder's assigned or rented space: two bicycles or tricycles, in operating condition, a grocery cart/hand cart, a ladder/step stool for access to storage and a non-propane barbeque. A kayak or two-wheeled bicycle may also be hung over a vehicle using bicycle hooks or an approved pulley system (at shareholder's risk). Any damage from this type of storage is the responsibility of the shareholder. Vehicles such as motorcycles, mopeds, gas or electric carts require separate parking accommodations. Bicycles and tricycles may not be parked between self-propelled land vehicles in adjacent carport spaces due to infringement. The car space may NOT be used as a storage area, whether free-standing or in any type of container.

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8. Washing vehicles in the carports is prohibited. Shareholders vehicles can be washed at the facility provided at Clubhouse Two.
9. Boats or trailers of any size or kind may not be parked in the carport.
10. Any damages sustained to the carport are the responsibility of the assigned shareholder. Shareholder is responsible for any damages incurred by renters.
11. 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.
12. Any vehicle that is not compliant with these rules may be towed at the owner's expense as specified in CVC 22658. See Mutual Towing Policy 7582.07.

B. Carport Maintenance

1. Any vehicle leaking oil, gasoline, engine fluids, anti-freeze, or any other hazardous material is prohibited from parking in a Mutual Seven carport or on a Mutual Seven street or driveway. To prevent contamination of city storm drains, leaking vehicles may be towed.
2. Shareholders are responsible to maintain the carport by removing unsightly oil or emissions spots.
 - a. Shareholders must remove all spots upon discovery. If shareholder fails to remove the spot, the shareholder shall be notified and be given five (5) business days to have it cleaned up. If the shareholder does not remove the spot, the Mutual Corporation shall have it removed at the expense of the shareholder and billed to the unit.
 - b. Shareholders may request or use any professional oil removal group of their own. If the leak is not repaired, any future removals will be at the Shareholder's cost and may be without notice.
3. Any vehicle that is not compliant with these rules may be towed at the owner's expense. See Mutual Seven Towing Policy 7582.07.

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C. 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.
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 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 unit, with absolutely no exceptions to the rules herein provided.

D. Golf Carts – Electric/Gas

Guidelines have been developed in response to the use of golf carts in Mutual Seven. See Policies 7506.07 – Sidewalk Traffic Restriction, 7507.07 Electric/Gas Cart , and 7507.07 Electric Cart Pad Mutual 7 only.

In addition, the following accommodation may be available in your carport.

1. An electrical outlet may be installed, by permit, in the carport for the purpose of charging an electric cart. Only two (2) electric outlets are allowed on one electric supply circuit. Electric circuits are only active at night when carport lights are on. 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.
2. Maintenance of the electrical circuit is allowed only by an approved contractor at the Shareholder's expense.
3. A flat, monthly charge for electric usage will be paid by the shareholder to Mutual Seven accounts. Shareholder will be billed on an annual basis for the electrical usage. Failure to comply with timely payments will result in the circuit being disconnected at the Shareholder's
4. At sale or transfer of the share of stock, the electrical outlet will be removed by approved contractor at Shareholder's expense.
5. The Mutual encourages all shareholders to park any and all vehicles in carports as much as possible, and obtain carport space and use for each vehicle they operate.

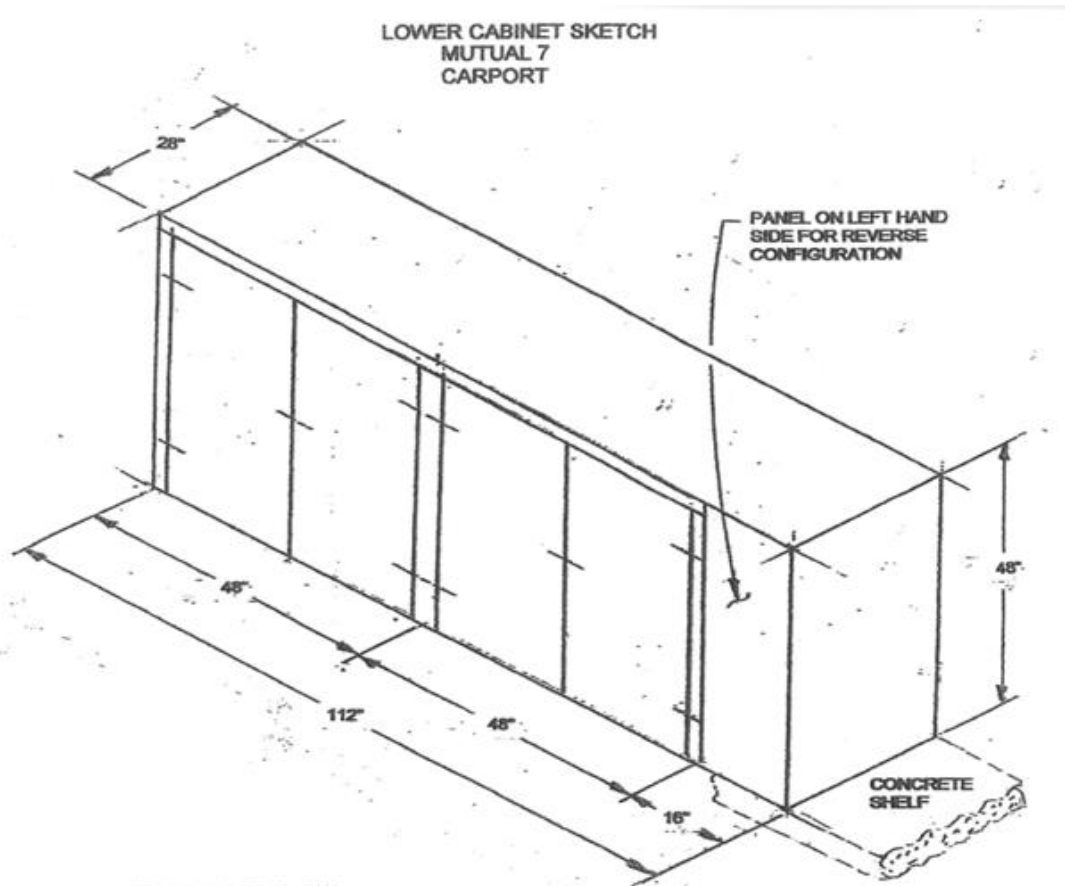
E. Secondary Carport Storage Cabinets

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1. Shareholders are permitted to have a secondary carport storage cabinet installed beneath their existing cabinet with the approval of a Mutual Seven Director, approval of a Mutual Seven Inspector, and a permit from the GRF Physical Property Department before the cabinets are built and installed. Shareholder's vehicle and any future vehicles must fit within the carport drip line. Secondary carport storage cabinets are only to be constructed by a Mutual Seven approved contractor and after detailed plans have been presented to and approved by the Mutual Building Inspector, and the Board. Contractors must use block construction to prevent rodent habitation. If a storage cabinet is built without approval and/or permit, then the cabinet must be removed or brought into compliance at the shareholder's expense.
2. Shareholders must use a standard design approved by Mutual Seven.
3. The dimensions of the lower, secondary cabinet must conform to the dimensions of the upper cabinet. The lower cabinet doors must align with the doors of the upper cabinet. The depth of the lower, secondary storage cabinet must not exceed the depth of the concrete berm. Width must not exceed the width of the upper storage cabinet.
4. The exterior paint and hardware must match the existing upper cabinet.
5. Shareholders are responsible for maintaining and repairing any damage to any of the carport cabinets.
6. Secondary cabinets are a non-standard addition. If a subsequent owner does not want the cabinet, the seller must remove the secondary storage cabinet and restore the area to original condition, all at the seller's (shareholder's) expense.
7. No electricity may be installed inside secondary cabinets

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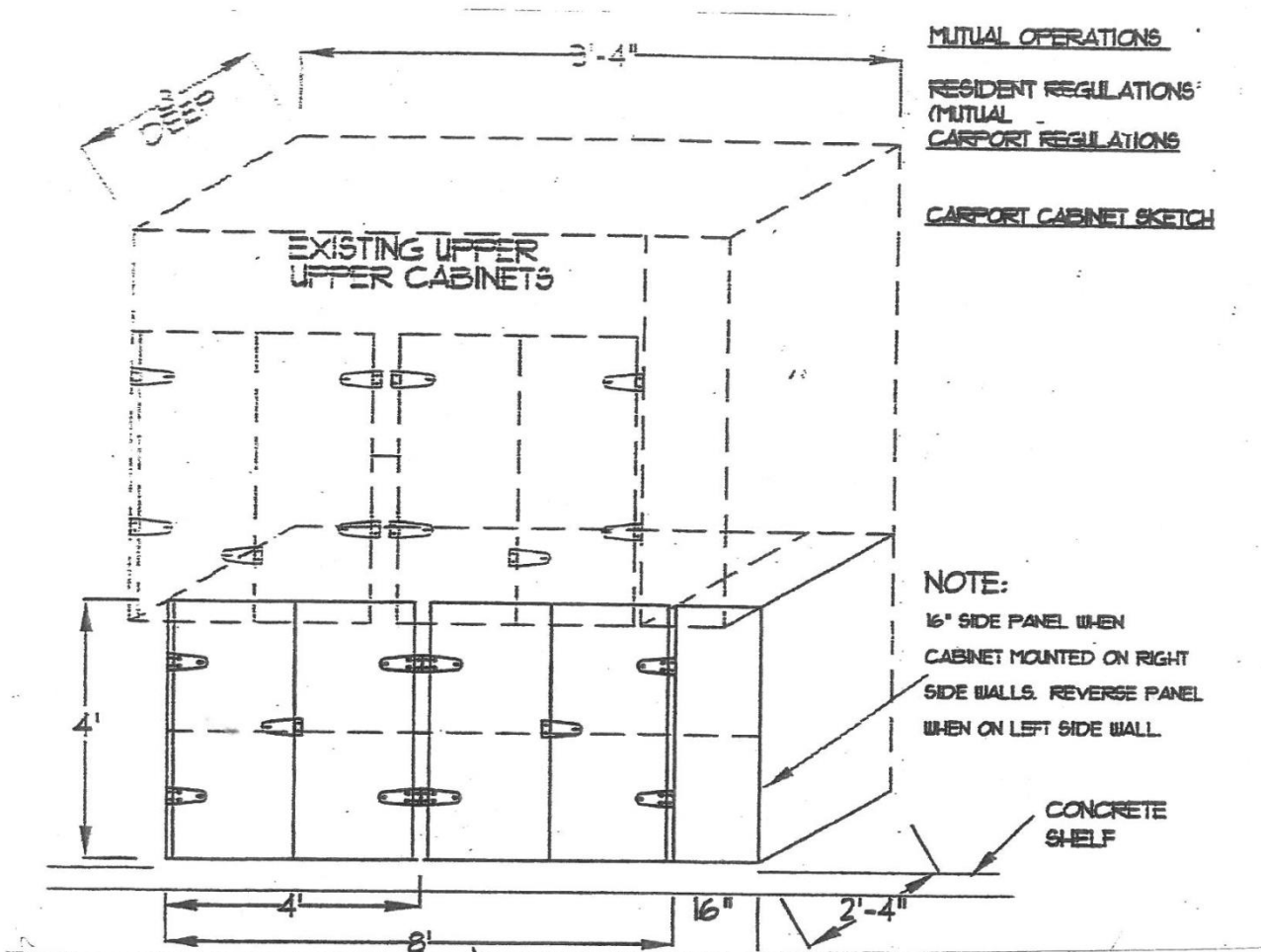
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FRAME MATERIAL 2X4
FRONT AND SIDES $\frac{3}{4}$ " SANDED PLYWOOD
FLOOR $\frac{1}{2}$ " OR $\frac{3}{4}$ " SANDED PLYWOOD ON 2x4s OPTIONAL
FRONT EDGE OF FLOOR FINISHED WITH $\frac{3}{4}$ " PLYWOOD STRIP

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MUTUAL ADOPTION

AMENDMENTS

SEVEN: 07-03-72

10-15-90, 04-15-91, 09-21-91, 06-20-08, 06-18-10
11-16-11, -4-24-12, 02-28-13, 09-17-14, 08-16-17, 03-21-18