

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Maintenance Responsibility**

WHEREAS, The Occupancy Agreement in Seal Beach Mutual Twelve contains a provision under Article 11, Repairs, paragraph (b), whereby the Corporation shall (among other things) provide and pay for all necessary repairs, maintenance and replacements, except as specified in clause (a) of this Article, and

WHEREAS, That all additions or alterations to the apartment become Mutual property when attached to the building, and under the residential permit for alterations or additions, the shareholder agrees that they "...will not look to the Golden Rain Foundation or the Mutual Corporation for reimbursements for, or maintenance of, the addition or the alteration, ..." and

WHEREAS, That the Seal Beach Mutual Corporation and General Accounting Principles Guidelines set up specific guidelines and directions for the creation of a reserve fund for the replacement items listed in "Breakdown of Reserve for Replacement," now

THEREFORE BE IT RESOLVED, That any repairs, maintenance, or replacement of any additions or alterations to the original structure be the responsibility of and all charges for same are paid by the resident shareholder originally applying for the addition or alteration permit or the successor shareholder resident of that apartment.

BE IT FURTHER RESOLVED, That a copy of this resolution, together with a list of all additions and/or alterations added to the original apartment be attached to the escrow agreement in order to inform all successor shareholder residents.

BE IT FURTHER RESOLVED, That whether ordered directly from Service Maintenance or through a Mutual Twelve Director, any shareholder who has Service Maintenance assess a non-standard item must sign the form printed on page 2 of this policy.

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MUTUAL ADOPTION**AMENDMENTS**

TWELVE: 11-14-13

(Nov 13)

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SEAL BEACH MUTUAL NO. TWELVE

**NON-STANDARD REPAIRS, MAINTENANCE AND/OR REPLACEMENT
MUTUAL OPERATIONS POLICY 7505.12**

I, the undersigned shareholder of Mutual Twelve and occupant of Apartment _____ in Building _____, am reminded that, under the terms of the existing contract, called the Occupancy Agreement, between Mutual Twelve and me, I must pay for labor and materials expended by Mutual Twelve or the Golden Rain Foundation (GRF), its agent, to assess, repair and/or maintain any part of the above mentioned apartment or fixtures and appliances therein that is not actually original as Mutual Twelve’s buildings were constructed in the 1960s or subsequently deemed by Mutual Twelve to be considered “original” for the purpose of this document, irrespective of whether modifications were made prior to my occupancy of the subject apartment or whether some person who is not a party to our Occupancy Agreement told me otherwise.

I hereby order from the GRF Service Maintenance Department the following materials and labor to install them:

(Signature required even if no labor or materials are ordered beyond the initial assessment.)

Print Name: _____

Signed: _____

Work performed by: _____

(If shareholder agrees to have dry rot/termite infested bay window trim made of wood product replaced with stucco per Mutual Operations Policy 7495, it will be done at Mutual expense.)