

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Maintenance Responsibility – Mutual Fourteen**

WHEREAS, The Occupancy Agreement in Seal Beach Mutual Fourteen 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 resident 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 the existing owner/shareholder, upon the resale or sale of the apartment, shall obtain a one-year warranty on each non-standard appliance and provide all warranties in the escrow packet.

BE IT FURTHER RESOLVED, That in order to keep Mutual Fourteen protected and to enforce our 30-year warranty with the roofing contractor:

1. Access to the roof is permitted only to GRF Service Maintenance, Inspectors, and roofing contractors.
 - a. Skylight repair & cleaning and dryer vent cleaning will be done by GRF Service Maintenance Department only. No handyman or any other personnel are allowed on Mutual Fourteen's roofs.

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Maintenance Responsibility – Mutual Fourteen

2. No ladders will be allowed to rest on or against the gutters of Mutual Fourteen's buildings. This includes Service Maintenance, inspectors, gardeners, or roofing contractors. The ladder must be used at the end of the building.
3. Direct TV satellite services, installation, and maintenance will only be allowed through Thorcomm LLC. Requests for connection must be submitted to GRF Physical Properties Department.
4. Shareholders violating this policy will be subjected to Mutual Fourteen's Fine Policy 7585.14.

MUTUAL ADOPTION

FOURTEEN: 03-26-70

(Nov 16)

AMENDMENTS

10-25-05, 08-16-16, 09-20-16