

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Golf Carts, other Electric Carts, and Associated Parking Pads Regulations – Mutual Two

1. Shareholders must obtain approval and follow established guidelines for the installation and use of any electric cart or scooter and any necessary pad used for parking and recharging of carts and scooters.
 - a. Such pads shall not be considered a permanent change to the property but shall remain a “non-standard” change. Any parking or charging pad shall be removed upon the resale or transfer of the applicable share of stock at the seller’s expense, unless the buyer wants the pad to remain and agrees to such in writing with an agreement they will have a golf cart within 30 days.
 - b. The shareholder must contact the Physical Property Department to obtain a permit which must be obtained prior to the start of any construction. Minimum width will be five feet (5’), maximum width of any cart pad will be six feet (6’). Materials allowed: concrete, decorative pavers and decorative stone. Decorative pavers and stone must have a three-inch (3”) concrete buffer on each side incorporated into the maximum width of six feet (6’) for the cart pad.
 - c. By obtaining a permit for the cart pad, the Board is giving the shareholder a temporary easement for the exclusive use of a portion of the common area. A cart pad is for parking and charging of electric golf carts. The area cannot be utilized for any use other than charging and parking a golf cart or scooter. If there is no golf cart, the property is to be returned at the expense of the shareholder to the grassy area since it is common property. The cart pad may not be used as an outdoor patio. There will be no plants, furniture or decorations of any kind on the pad. The exception would be if the cart pad is an extension of the garden. If the plants on the cart pad fall within the garden area, they will be acceptable, as long as they do not interfere with any space required for any golf cart or scooter using the pad. Notices of violations will be given for any infraction. After three (3) violations, the temporary variance will be revoked. At the shareholder’s expense, the cart pad will be removed and returned to common area.

Before obtaining the permit, the shareholder will sign a recordable agreement agreeing to all the terms and conditions required to obtain said permit.

Note that when a shareholder moves in, they are assigned one carport space. If shareholders have more than one car or have a golf cart or scooter, they may rent or use another shareholder’s carport space if both agree and they have signed the Carport Usage/Rental Agreement. It must be recorded at the Stock Transfer Office to be valid. -Unauthorized use of any empty carport space may result in the vehicle/golf cart/scooter being towed at the expense of the owner of the vehicle.

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- d. All costs related to this installation shall be borne by the shareholder, including any modifications to the existing sprinkler system which must be performed by the Mutual's contracted landscaper or other Mutual-approved contractor.
2. Shareholders may park any electric vehicle, including automobiles in their assigned carport space.

No charging of electric carts, cars or scooters is allowed in carport. Presently, there are a few carports that do have electrical outlets for that purpose. However, as these units are sold, the electrical outlet will be removed. If you presently have an electrical outlet, you will be charged a monthly fee for the additional electricity.

3. Golf carts or scooters are not permitted on grass areas at any time. Our lawns have underground sprinklers that could be damaged. Any cart damaging a sprinkler would result in the owner being responsible for any damage.

Shareholders who own oversized golf carts or LSVs (low speed vehicle) that are designed to carry more than four people must park these vehicles on the street or in the carport.

MUTUAL ADOPTION
TWO: 09-19-13

AMENDMENTS
03-20-14, 05-21-15