

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Inspection of Vacant, Unoccupied or Seasonal-Use Units – Mutual One Only**

Any vacant, unoccupied or seasonal-use unit in Mutual One shall be inspected every three months by a Physical Property Inspectors and a Mutual Director assigned to the Inspection. Inspections shall be conducted during the months of January, April, July, and October, or as determined by the Mutual. The inspection in April may be waived during the years that fire/safety inspections are conducted.

The Mutual shall provide a list of vacant, unoccupied or seasonal-use units to the Physical Property Inspectors and set an appointment with the Inspector(s) for the inspection. Mutual Directors are encouraged to talk to Building Captains to update the list of units to be inspected.

The inspection of vacant units for sale will not be posted. The inspection for unoccupied and seasonal-use units will be posted at least 24 hours prior to the inspection by the Inspectors. Letters for posting are available through the Physical Property Office.

During the inspection, if any violations are found that are the responsibility of the shareholder, the shareholder must affect the repairs, maintenance or replacements as needed within the timeframe specified. In accordance with the Occupancy Agreement, Section 11(c), Repairs, if the shareholder fails to effect the repairs, maintenance or replacements in a manner satisfactory to the Mutual, the Mutual may do so and add the cost thereof to the shareholder's next monthly carrying charge payment.

MUTUAL ADOPTION

ONE: 28 Apr 11

(Apr 11)