

MUTUAL OPERATIONS

SHAREHOLDER/RESIDENT REGULATIONS

Feeding Wildlife

This policy is intended to set certain limitations on interactions between non-domesticated animals indigenous to this community and the members and residents living in close proximity. For purposes of this policy, non-domesticated wildlife is described as all members of the wild bird family, including but not limited to, hawks, owls, pigeons, doves, crows (Crows carry the West Nile virus.), and black birds, as well as other wildlife such as rabbits, opossums, raccoons, squirrels, rats, coyotes, and feral cats.

Handouts of food rarely meet the nutritional needs of wildlife and may cause those animals to gather and remain in small areas around the source of food. This human-to-wildlife interaction invites larger more aggressive predators, such as coyotes, to come to the area looking for food. Wild animals being fed by human interaction lose their fear of people which leaves the human at risk of being bitten and suffering substantial injury.

Additionally, many beloved family pets have been the unintended victims of feeding wildlife when taken by larger predators being drawn to unnatural food sources. These situations may also result in an encouraged rodent population, as well as insect infestation.

Therefore, the following must be adhered to in compliance with this Mutual policy in concert with California Code 251.1, Harassment of Animals, to wit:

“Except as otherwise authorized in the Fish and Game Code, no person shall harass, herd or drive any game or non-game bird or mammal or furbearing mammal. For the purposes of this section, harass is defined as an intentional act which disrupts an animal’s normal behavior patterns, which includes, but is not limited to, breeding, feeding, or sheltering.”

Further, in compliance with California Code 251.1, Harassment of Animals, the following limitations on wildlife and member interactions are established:

1. Do not feed any non-domesticated wildlife on Mutual property.
2. Pet food and standing water sources are prohibited on patios, in carport areas, and in gardens.
3. Domesticated pets to include caged birds, may not be kept on patios.

(Jun 15)

MUTUAL OPERATIONS**SHAREHOLDER/RESIDENT REGULATIONS****Feeding Wildlife****Mutual Four Only:**

Domesticated pets to include caged birds, may be kept on patios.

4. Trash and garbage, whether contained or not, may not be left outside of the unit at any time.
5. Bird feeders with bird seed of any type are not allowed at the unit or anywhere on Mutual property including hanging from trees or other support devices.

Mutuals One and Four allow bird feeders.

6. A hummingbird-type feeder with liquid food is permitted at a unit but not on common area Mutual property including hanging from trees or other support devices.

Mutual Seven and Mutual Four only:

2. Pet food and water sources are prohibited on open patios and in carport areas.

Mutual Four Only:

2. Pet food and water sources are prohibited on open patios and in carport areas unless the shareholder/resident is present.

Source Guides: California Code 251.1, Harassment of Animals
 ASPCA – Eight Reasons to Not Feed Wildlife
 City of Seal Beach Ordinance (1057 #1), Feeding Wild Birds
 California Department of Fish and Game – Keep Me Wild
 Orange County Vector Control District – Bird Feeders & Rats
 National Wildlife Health Center
 USGS Fact Sheet – Coping with Diseases at Bird Feeders
 El Dorado Nature Center
 Mutual Occupancy Agreement, Article (5)

MUTUAL OPERATIONS**SHAREHOLDER/RESIDENT REGULATIONS****Feeding Wildlife****MUTUAL/ADOPTION AMENDED MUTUAL/ADOPTION AMENDED**

ONE:	06-25-15	NINE:	02-10-14
TWO:	05-15-14	TEN:	04-23-14
THREE:	04-11-14	ELEVEN:	06-22-14
FOUR:	05-13-15	TWELVE:	07-10-15
FIVE:	04-15-15	FOURTEEN:	04-15-14
SIX:	03-28-14	FIFTEEN:	03-17-14
SEVEN:	04-17-15	SIXTEEN:	04-18-14
EIGHT:	07-27-14	SEVENTEEN:	04-01-14