

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations – Mutual Fourteen

A. Carport Use

1. Carports are to be used for parking of self-propelled land vehicles in operating condition; e.g., car, truck, motorcycle, scooters, golf carts, and a power wheel chair may occupy your carport. Stored items may include 2 bicycles, 2 tricycles, 1 broom, 1 ladder, 1 step stool, 1 shopping cart or wagon, and 1 dolly or hand truck. Vehicles and stored items belonging to a shareholder must not infringe upon another shareholder's space.
 - a. Any vehicle without proof of current valid State registration may not be parked in Mutual Fourteen at any time.
 - b. Any vehicles without a Seal Beach Leisure World decal on windshield or pass displayed may not be parked on Mutual property. Vehicles covered with car covers, or other form of material that obstructs the pass or decal from view are not to be exempted.
 - c. All parking permits must be displayed on dashboard of vehicle identifying Mutual Fourteen building and unit number.
 - d. Vehicles in violation are subject to immediate tow away at owner's expense.
2. Current fire regulations prohibit the storage of fuel, oil or any combustible materials in the carport areas.
3. All vehicles when parked in the carports must be headed in and must not protrude outward beyond drip line.
4. Mechanical repairs on vehicles are not permitted to be performed in a carport, except for simple flat tire repair or jumping of a battery.
5. In accordance with Seal Beach Municipal Code 9.20.010, any vehicle leaking oil, antifreeze, or any other hazardous material is prohibited from parking in a Mutual carport or on a Mutual street or driveway.
6. In the absence of an authorized vehicle for parking, the carport floor space may NOT be used as a storage area, whether free-standing or in a container. Boats or trailers of any size or kind may not be parked in the carport.
7. If a carport is found to be in violation by the Director, a notice will be given to the shareholder to seek compliance. The material(s) stored in violation must be removed within ten days of a verbal and/or written notice to the shareholder. If the shareholder fails to cure the regulation violation(s) the board will have service maintenance remove and/or

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations – Mutual Fourteen

correct the items in violation and charge the expense to the shareholder. All items removed will be considered to have been abandoned and therefore will not be returnable at a later date.

B. Carport Assignments

1. Carport assignments are controlled by the Mutual Corporation and a record of assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.
 - a. Any vehicle parked in a carport must bear a current vehicle decal issued by the Golden Rain Foundation Security Department, or permit signed by a Mutual Fourteen Director and placed on the vehicle's dashboard lower left corner.
2. Carport space may not be rented to or used by anyone who is not a shareholder of Mutual Fourteen and a member of the Golden Rain Foundation.
 - a. A shareholder temporarily using the assigned carport of another shareholder for less than one month must obtain a temporary parking permit to be filled out and signed by a Director and placed on the vehicle's dashboard lower left corner (permits available at Stock Transfer).
 - 1) Rentals intended for longer than a month shall be registered with Golden Rain Foundation by the completion of a Rental Form filed with the GRF Stock Transfer Office, with copies to the Mutual Corporation and to Security.
 - 2) A shareholder temporarily using the assigned carport of another shareholder for less than one month need only notify a Director and have a note containing the date, shareholder's name and unit number on the dashboard or in a location visible from the outside.
 - 3) The rental is only temporary and is valid only so long as both participating parties agree.
 - 4) The rental is automatically terminated by the transfer of ownership of either party's unit.
 - 5) At all times, the Mutual Corporation retains the authority to revoke and cancel a carport rental agreement at its discretion.
3. Cars or self-propelled land vehicles parked in a carport in violation of the carport policy herein stated may be towed without further notice in accordance with Policy 7582, Towing, provided that two directors sign the directive for towing.

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations – Mutual Fourteen

C. Carport Maintenance

1. Shareholders may take reasonable steps to protect their vehicles from damage caused by birds or wild animals.
 - a. Wildlife-friendly methods of discouraging bird nesting and droppings, including hanging of CD or DVD discs, metal or wooden slants to block perches, wire, fishing line or store-bought deterrents are allowed.
2. Carports shall be maintained by the Shareholder by removing unsightly oil, anti-freeze coolant, grease, and emission spots.
 - a. Shareholders shall remove all oil spots upon discovery. If shareholder fails to remove the spot(s), the shareholder shall be notified of the spill and be given ten business days to have the spot(s) cleaned up. If the shareholder does not remove the spot(s), the Mutual Corporation shall have them removed at the expense of the shareholder.
 - b. Shareholders may request or use any professional spot and oil removal group of their own or may request that Mutual Fourteen commission the removal and authorize charging the fees to their unit at any time, with or without notification to remove.

D. Secondary Carport Storage Cabinets

1. Shareholders are permitted to have a secondary carport storage cabinet installed beneath the existing cabinet with the approval of the Board of Directors and a permit from the GRF Physical Property Department. A licensed contractor or handyman* shall build the cabinet per the dimensions and specifications shown on page 5. Paint and hardware must match the existing cabinet. Shareholders are responsible for maintaining and repairing any damage to the carport cabinets.

*Policy 7401, Contractor License, states that the Mutual will not permit an unlicensed individual to perform work in the Mutual that costs more than \$500.

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations – Mutual Fourteen**

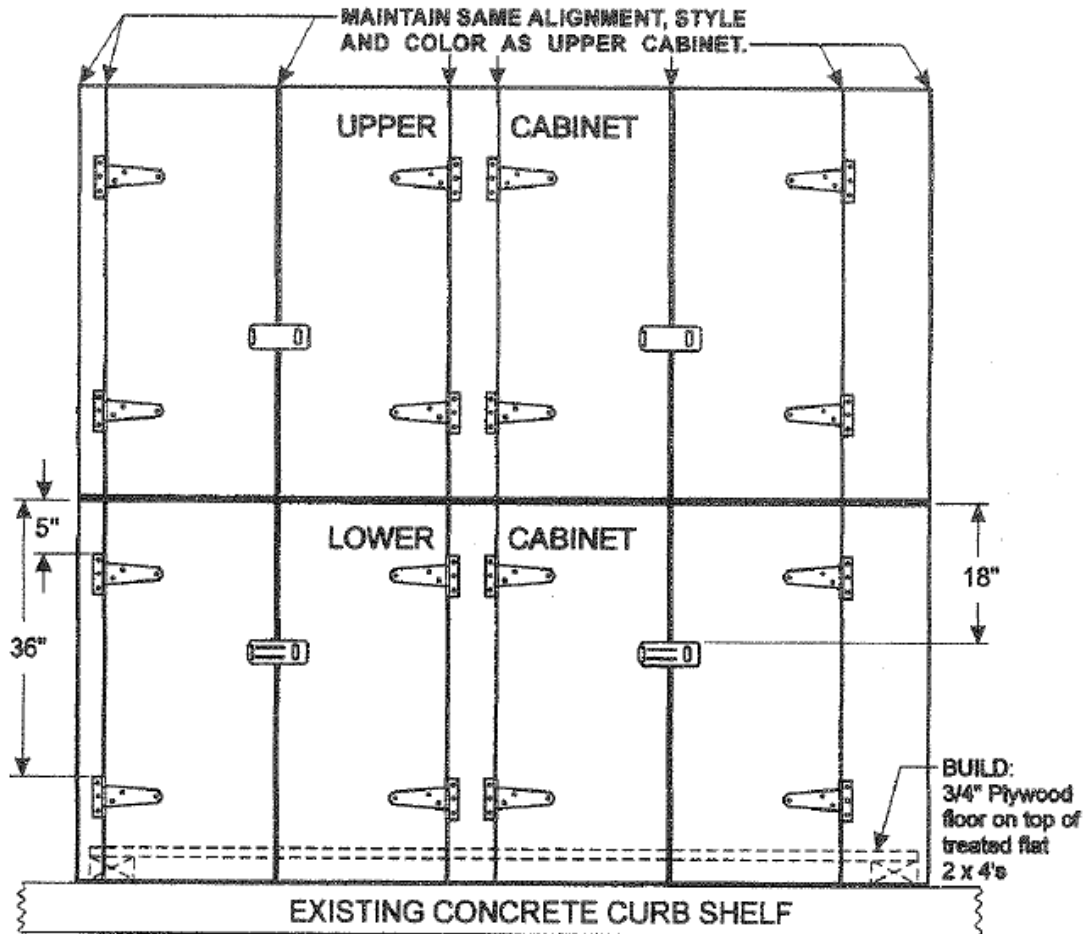
2. Shareholders that install a secondary carport storage cabinet without the prior written approval of the Board of Directors and a permit from the GRF Physical Property Department will be subject to the Fine Schedule. If a shareholder installs or constructs a secondary carport storage cabinet that is not in compliance with the specifications shown on page 5, the Mutual Board of Directors may issue written notice of the violation and the shareholder shall have ten days to “cure” the violation (the “Cure Period”). If shareholder fails to cure the violation within the Cure Period, the Mutual Board of Directors may fine the shareholder pursuant to the Fine Schedule shown below.
3. Any vehicle parked in a carport with secondary cabinets installed must not extend beyond the carport drip line. Secondary cabinets are non-standard items and may need to be removed at the seller’s expense upon the sale or transfer of the unit.

MUTUAL**ADOPTION****AMENDMENTS**

FOURTEEN:

02-11-72

09-23-88, 11-10-99, 12-08-99, 08-23-11, 09-27-11,
04-24-12, 11-27-12, 04-23-13, 08-16-16, 01-17-17,
08-15-17, 05-14-18

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations – Mutual Fourteen****NOTES:**

1. Lower cabinet will vary from 46 1/2" TO 48" in height. Build accordingly.
2. Lower cabinet front must be flush with existing concrete curb shelf.
3. Block all areas between upper and lower cabinet to prevent rodent intrusion.
4. Install 4' long standard size wheel stop and secure with two 5/8" Zinc plated Hex head bolts and Zinc plated Fender washers, use appropriate concrete anchors. (Solid plastic stops are preferable) Adjust distance for specific vehicle.

MATERIALS:

1. HASP = Masterlock No. 704DPF - Big Paint Store - \$6.50 ea.
2. HINGES = Stanley, SKU-218272 Heavy Duty Gate Hinge - Hardware Source - \$2.49 ea.
3. Use quality 3/4" exterior plywood on front, doors and sides with the same or better finish as the top cabinets and caulk where needed.
4. Prime and paint all visible surfaces, inside and out.