MUTUAL OPERATIONS

RESIDENT REGULATIONS

Carport Regulations and Common Area Traffic Policy - Mutual Twelve

1 Carport Use

1.1 Carports are to be used for parking of self-propelled land vehicles in operating condition. Any stored items in the carports must be completely contained in the carport cabinets (except as stated in 3).

1.2 Current fire regulations prohibit the storage of fuel oil or any combustible material in anywhere in the carport areas.

1.3 One bicycle or tricycle per resident, a folding shopping cart, and a ladder or stepstool may be stored under the cabinets in the owner’s assigned or rented space (chains and locks recommended). Nothing else may be stored anywhere on the floor or stoop of the carport space.

1.4 No second vehicle of any kind may be parked beside self-propelled land vehicles because that would infringe upon another occupant’s vehicle space.

1.5 All vehicles, when parked in the carports, must be headed in.

1.6 At each inspection of the carports by the staff of the Physical Property Department, notice will be given to each shareholder found in violation stating that the improperly stored items must be removed within ten (10) days or the items will be removed at the shareholder’s expense.

1.7 Installation of a power outlet in the carport for charging small (non-highway) electric carts is no longer permitted. A registered, fee paying shareholder who already has a power outlet in their carport space can be “grandfathered in” only for charging one cart that shareholder already owns or a replacement cart that can be charged at the existing outlet. The outlet shall be removed at the end of that shareholder’s occupancy. Other electric cart owners shall install a charging pad at their apartment as described in Policy 7507.12.

1.8 Any damages sustained to the carport are the responsibility of the shareholder.

2 Carport Assignments

2.1 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.
2.1.1 Any vehicle parked in a carport must bear a current vehicle decal issued by the Seal Beach Leisure World Security Department (except as stated in 2.2.1).

2.1.2 No person shall park any vehicle in any carport not assigned to him/her without permission from the Mutual Board of Directors (procedure stated in 2.1.3) or a temporary visitor form on the dash (2.2.1). Mutual 12 shareholders desiring to change carport assignments must obtain approval of the Mutual Board of Directors so that the change can be properly recorded in the Stock Transfer Office.

2.1.3 The request for carport re-assignment, if approved, is only temporary and is valid only so long as both participating parties agree to the temporary change. One party determining to withdraw from the agreement may do so as may the successor owner of that party’s apartment. The Mutual Corporation retains, at all times, the authority to revoke and cancel this temporary change of carport assignment, at its discretion. The reassignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either apartment, with absolutely no exceptions to the rules herein provided.

2.2 Carport space or storage space may not be rented to or used by anyone who is not a Mutual Twelve shareholder and a member in good standing of the Golden Rain Foundation.

2.2.1 A shareholder may allow temporary, short-term parking of a vehicle used by a houseguest in their assigned carport during and not to exceed the visitors permitted 60-day stay in one year. A form available from directors or Stock Transfer containing the beginning and ending dates the vehicle will be parked and the shareholder’s name and unit number shall be placed on the drivers side of the vehicle’s dashboard to be read outside the vehicle.

3 Mutual Driveway/Roadway Restrictions

3.1 The speed limit is 10 miles per hour. All vehicles must park with the flow of traffic. Parking is limited to 30 minutes in green zones and is not allowed in red or white zones.
3.2 Mutual Twelve shareholder RVs may park on driveways less than 48 hours for loading and unloading only. Visitor and vacation RVs may park on Trust streets and the Clubhouse 4 lot as permitted in GRF’s Policy 1920, not on Mutual Twelve driveways.

4 Inoperable or Leaking Vehicles

4.1 No inoperable, wrecked, unlicensed, or leaking vehicles may be brought into or parked on Mutual Twelve property. Mutual 12 requests that GRF not allow such vehicles to be parked within 10 feet of Mutual 12 property.

4.2 Mutual 12 shareholders are responsible for prompt and thorough removal of any leak or spill that they or their visitors have caused.

5 Towing Vehicles

5.1 Pursuant to Clause (1) of subparagraph (E) of paragraph (1) of subdivision (1) of Section 22658 of the California Vehicle Code:

5.1.1 The Security Department is hereby authorized by the Board of Directors of Mutual Twelve to cause the REMOVAL AND TOWING OF A VEHICLE WHICH IS PARKED ON ANY MUTUAL TWELVE PROPERTY LOCATED WITHIN 15 FEET OF A FIRE HYDRANT OR IN A FIRE LANE, OR IN A MANNER WHICH INTERFERES WITH AN ENTRANCE OR EXIT FROM THE PRIVATE PROPERTY, so long as such towing conforms to the other provisions of said Section 22658.

5.1.2 The Security Department is further authorized to cause the removal and towing of a vehicle that is in violation of Seal Beach Mutual No. Twelve policies on Mutual No. Twelve property when authorized by a majority vote in a Board meeting in compliance with CA Civil Code §4910-4925 of the Davis-Stirling Open Meeting Act and signed by the Mutual President and one other officer.

5.1.3 Mutual Twelve relies on the assurance of the Golden Rain Foundation that appropriate signage is and will continue to be posted at all shareholder entrances to the Seal Beach Leisure World community and that all vehicle code reporting and notice requirements will be met.

5.1.4 Any towing that results from this authorization will be at the vehicle owner's expense.
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owner’s expense in conformity with the provisions of Section 22658.

6 Sidewalk Traffic

6.1 Gasoline-powered vehicles are prohibited from using sidewalks in this Mutual. Exceptions shall be limited to the following:

   6.1.1 Emergency medical vehicles belonging to the Health Care Center

   6.1.2 Service vehicles designated for sidewalk use belonging to the GRF

   6.1.3 Service vehicles designated for sidewalk use belonging to contractors or vendors doing business with shareholders or the Mutual Twelve Corporation

6.2 Due to potential safety hazards, Mutual 12 shareholders and their visitors may not use roller skates, roller blades, or skateboards in Mutual 12.

6.3 Except for employees working in Leisure World, visitors residing outside Leisure World may ride bicycles or tricycles on Mutual sidewalks or streets only if accompanied by a shareholder.

6.4 No vehicle may be parked on any Mutual 12 walkway. (Exceptions for vehicles listed in 6.1 when necessary.)

6.5 Mutual 12 shareholders parking their electric carts at their apartment must park on the charging pad.

7 Secondary Carport Cabinet – See Policy 7435.12 Secondary Carport Cabinets

8 Enforcement

8.1 Remedies to cure violations of this policy will be determined by the Mutual 12 Board of Directors as permitted by the governing documents and applicable law and may include fines.

8.2 The Mutual 12 Board of Directors, Mutual Administration, Physical Property and Security will provide warnings, citations and follow through as needed and approved by the Mutual 12 Board.

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8.3 Security may remove a parking decal from a Mutual 12 vehicle on Mutual 12 property when the shareholder is in violation of GRF Traffic Policy but only after informing the shareholder and the Mutual 12 President in person, by phone, e-mail or certified letter and providing the shareholder, when possible, an opportunity to cure the violation.

8.4 Inclusions and exclusions of GRF Policy 4090 noted in Policy 7581.12 – Enforcement of Traffic Regulations are reflected in this policy. To the extent of any conflict between GRF Policy and this policy, Mutual 12 Policy 7502.12 – Carport Regulations and Common Area Traffic Policy shall prevail on Mutual Twelve Corporation property.