MUTUAL OPERATIONS

PHYSICAL PROPERTY

Patio Areas – Mutual Eleven

A. **Purpose**

This Patio Areas Policy ("Policy") is adopted to establish standards for Seal Beach Mutual No. Eleven ("Mutual Eleven"), for common area Patios. This Policy is designed to beautify and diversify our community, and will contribute to more socializing among our residents.

This Policy will permit shareholders to temporarily utilize certain common area property, subject to the limitations described herein. Though this Policy grants shareholders the right to temporarily use common area Patios for their personal use, Patios shall remain common area property at all times. Use permission of the Patios may be revoked by the Board of Directors ("Board") of Mutual Eleven at any time, should the shareholder (or any resident) fail to comply with this Policy.

B. **Patio Definition**

A “Patio” is defined as an area outside of, and adjacent to, the exterior walls of an individual unit, and which is covered by a hard, non-grass surface, as more particularly described herein.

C. **Patio Sizes**

1. **Front Patio**

   A. Front Patios may be 7 feet, 6 inches deep, as measured from the building wall, and may be no more than 14 feet wide, in hardscape, including any paving edge.

   B. A planted border or hedge, up to 18 inches wide (including a required 6-inch mow strip), and up to 30 inches high, is permitted.

2. **End Patio** (applicable to corner units only)

   A. End Patios shall be no more than 10 feet deep, as measured from the building wall, and may be no more than 14 feet wide, in hardscape, including any paving edge.

   B. A planted border or hedge, up to 18 inches wide (including a required 4-6-inch mow strip), and up to 30 inches high, may be required.

D. **Patio Rules**

1. **Use Restrictions**
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A. The Board retains sole discretion regarding items that may be stored or placed on Patios.

B. The following list of Prohibited Items and Permitted Items is not comprehensive. If a shareowner is unsure whether a particular item may be stored or placed on the Patio, he or she is advised to contact the Board.

i. **Prohibited Items**

   a. Bicycles, golf carts, walkers, shopping carts, appliances (including refrigerators), cabinets, work benches, carpeting, rugs, or astro-turf may NOT be stored or placed on Patios at any time.

ii. **Permitted Items**

   a. Barbecues, patio furniture (in good condition), one table, one umbrella, and potted plants, may be placed on Patios.

   b. Please note that potted plants shall be limited to a total of fifteen (15) for the Garden Area and Patio Area combined. Mutual Eleven Garden/Porch Areas, Trees, Shrubs, Policy No. 7425.11, is incorporated by reference herein, and contains the description of types of permitted potted pots.

C. It is the shareholder’s sole responsibility to correct or remove any items that violate this Policy.

D. If the shareholder fails to correct or remove any items that violate this Policy, Mutual Eleven may, after providing ten (10) days’ notice via First Class and Certified mail, remedy the violation at Mutual Eleven’s sole discretion, and at the shareholder’s sole cost.

2. **Maintenance**

A. All maintenance (including regular cleaning), repair and replacement obligations are the sole responsibility of the shareholder.

3. **Liability**

A. The shareholder is responsible, and agrees to be liable and indemnify Mutual Eleven for, all damage to any persons or property located within Leisure World, caused by the shareholder’s use of the Patio Area.

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The shareholder shall secure liability insurance coverage with regard to the use of any Patio Area. Such insurance policy or policies shall contain a policy limit of no less than $300,000 in coverage, and shall cover any risk of loss.

4. General Rules

A. Patios must be removable.

B. Concrete footings may not be used. Contemplated herein, without limitation, is the use of individual pavers, stones, brick, or the like, or composite (not wood, due to rot, termites, pests, etc.) planking or the like, laid on a gravel and sand bed, or laid on a poured slab.

C. Patios, including border, mow strip or paving edge, shall be set back at least 36 inches from any sidewalk.

D. Patio plans must be reviewed by the Landscape and Architecture Committee, and authorized by the Board. Approval of patio plans will be on a site-specific basis, and in the Board’s sole discretion. Any plans not approved within sixty (60) days shall be deemed denied.

E. Patios must be installed by a licensed contractor, with all required permits, including, without limitation, any permit required by Mutual Eleven, the Golden Rain Foundation, and/or the City of Seal Beach. Contractors must be insured and bonded, with no exclusions or endorsements which would preclude payment of claims, and must name Mutual Eleven as an additional insured.

F. Each shareholder hereby acknowledges that, due to the location, size, and purpose of Patio Areas, that Patio Areas are generally inaccessible and not of general use to the membership at-large.

MUTUAL ADOPTION

ELEVEN: 09-21-17

(Sep 17)