

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Bay and Other Window Construction and Frame Color– Mutual Twelve

1 REPAIR OF EXISTING BAY WINDOWS

- 1.1 When infested with termites and or dry rot, all corbels, siding, framing and decorative trim enclosing or complementing a bay window made with any wood, plywood, or wood product shall be removed and replaced with stucco. All repair expenses shall be at shareholder expense.
- 1.2 If wood trim is replaced on a window that is not infested, it shall be at shareholder expense.
- 1.3 Exception: In the case of multiple bay windows, if the resident shareholder requests that the infested or dry rot damaged bay window be restored with a termite-dry rot treated wood product or non-wood facsimile to maintain a uniform appearance, all repair expenses, as well as any damage caused by water penetration of the wood products or wood components, shall be at shareholder expense. No such work shall be done by or contracted by the shareholder without a GRF building permit.

2 NEW CONSTRUCTION

- 2.1 Effective April 8, 2010, all remodels, including any bay or bow windows, shall be constructed with stucco as the exterior covering and shall be pre-approved by the Mutual and the GRF Physical Property Department. (See Policy 7494.12 – Decorative Exterior Wall Finishes and Gates for permitted fascia on the stucco structure.)
- 2.2 Hardiboard CANNOT be used in place of Stucco on the exterior on remodels and expansions. If hardiboard is used as an exterior surface, it will be removed at shareholder expense.
- 2.3 As of June 11, 2013, Mutual 12 shareholders approved the By-Law amendment adding Section 2 Applicability of Davis-Stirling Common Interest Development Act to Article II. Any expansion of living space beyond the building footprint in location or dimensions different from or greater than the those described below shall not be approved in Mutual 12 without a shareholder vote in compliance with Civil Code Section 4600. Approval in another Mutual does not constitute approval in Mutual 12.

2.3.1 Following are specifications for bay and bow window encroachments
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beyond the building footprint in effect and in compliance with Policy 7411.12 New Plan Concepts and Changes.

- 2.3.1.1 Bays may extend independently, taper to the building footprint below the windows, or be constructed bay to grade.
- 2.3.1.2 Corner bays have not been approved.
- 2.3.1.3 Bay or bow to grade windows must include a weep screed one inch above the concrete apron.
- 2.3.1.4 The face of the bay or bow window, whether on the long or short side of a building, shall not extend beyond the drip line.
- 2.3.1.5 The entire bay window structure must fit between posts that are within the separate interest, with a minimum of 1' (one foot) off the corner posts. This includes building end corner posts.
- 2.3.1.6 The bay window and its structure may not exceed 10' (ten feet) in width.
- 2.3.1.7 Bay windows on sleeping rooms need to allow for escape in a fire.

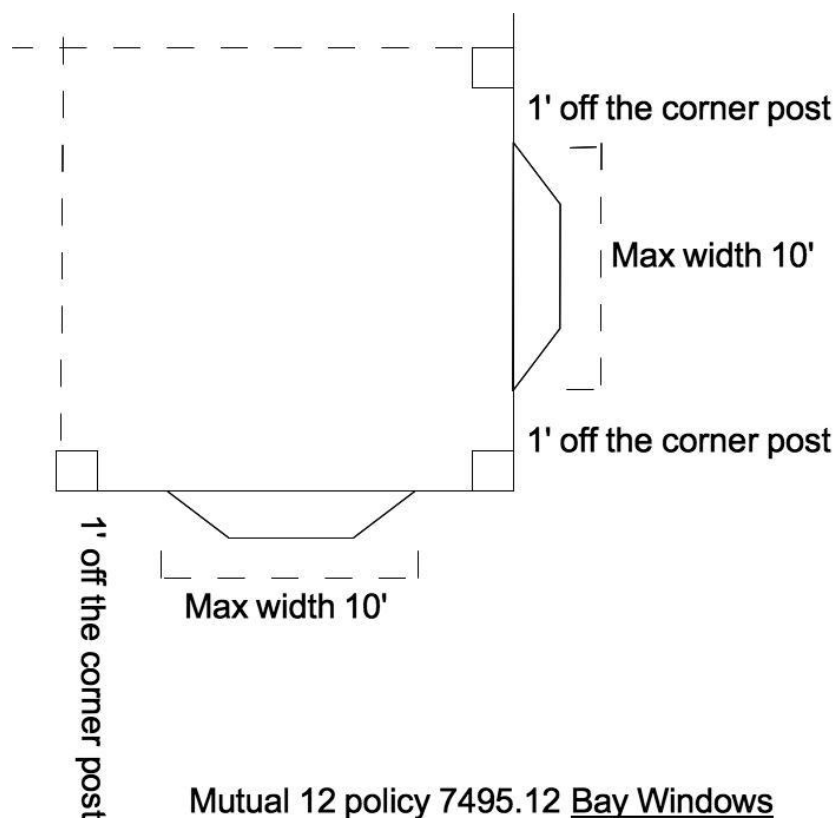
3 OTHER CONSIDERATIONS

- 3.1 There shall be no shareholder construction or other shareholder encroachment in the area under the attic access or compromising access to any Mutual equipment (including but not limited to sprinkler valves) or service provider equipment. Wall damage during construction must not encroach on service provider equipment.
- 3.2 Vinyl frames on bay windows as well as other non-standard windows shall be white.
- 3.3 Standard windows may be repainted in white only and require a 7480.12.1 Architectural Standards Approval Form to be signed and posted prior to painting.

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- 3.4 The cost of sprinkler modifications needed to prevent overspray on windows on build outs, both bay and flat windows, are at shareholder sole cost.
- 3.5 Rain gutters assist in moving rainwater away from buildings. In heavy rains water may overflow and cascade down bays or windows in expanded units. The Mutual is responsible only for maintaining gutters and downspouts in good repair and cleaning as needed.



MUTUAL ADOPTION
TWELVE: 4-13-17

AMENDMENTS
7-13-17

(2017-07-13)