

**MUTUAL OPERATIONS****RESIDENT PARKING REGULATIONS****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fourteen  
Revised 7502.14 Carport Regulations dated 01-17-2017**

## VEHICLE PARKING POLICY PARKING RULES FOR MUTUAL 14 PROPERTY

The following Parking Rules are applicable to all persons controlling or operating vehicles on any MUTUAL 14 PROPERTY.

Shareholder/Members are solely responsible for the actions of their guests and employees; therefore they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these rules when appropriate, such as maintenance or security vehicles assisting first responders or providing services to a shareholder/member unit.

**1 PREFACE**

- 1.1** In order to promote safety, all drivers and pedestrians shall follow the same parking rules as are required on public streets, unless otherwise specified herein.

**2 DEFINITIONS – Words appearing in ALL CAPITAL LETTERS are defined in this section.****2.1 ALTERNATIVE DISPUTE RESOLUTIONS (ADR)**

- 2.1.1** A method of resolving disputes other than by litigation involving a neutral third party pursuant to Civil Code Sections 5925-5965.

**2.2 ASSIGNED PARKING**

- 2.2.1** A defined parking location that has been designated for the use of a specific individual such as carports.

**2.3 BICYCLE/TRICYCLE**

- 2.3.1** A device with 2 or 3 wheels, respectively, upon which any person can ride propelled exclusively by human power through a belt, chain or gears.

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- 2.4.1** A non-shareholder/member hired or identified by a Shareholder/Member as providing part-time or full-time care. This person must be registered with Stock Transfer.

**2.5 COMMERCIAL VEHICLES**

- 2.5.1** A motor vehicle of a type required to be registered and used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property. A COMMERCIAL VEHICLE shall also mean any type of vehicle, which includes without limitation, a truck, van or trailer that has one or more of the following traits:

**2.5.1.1** Larger than one (1) ton carry weight;

**2.5.1.2** Bearing a prominent business name or advertisement. If the graphic medium is removable, such as a magnetically attached sign, this element does not apply when all such signage is removed and stored out of view;

**2.5.1.3** Normally employed or designed for commercial business use, whether or not a business name or advertisement is displayed.

**2.5.1.4** Racks, materials, ladders, tool boxes and/or tools are visible on the exterior of the vehicle;

**2.5.1.5** Used to haul any hazardous materials;

**2.5.1.6** Designed to carry more than 15 passengers.

**2.6 DUE PROCESS**

- 2.6.1** An established course for judicial proceedings or other governmental activities designed to safeguard the legal rights of the individual.

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**2.7.1** Two-wheeled vehicle supplemented with an electric motor. It may not be driven on sidewalks.

**2.8 GOLF CART**

**2.8.1** A motor vehicle having not less than three wheels in contact with the ground, having an unladed weight of less than 1,300 pounds, which is designated to be and is operated at no more than 20 mph, and has a maximum width of 48".

**2.9 INTERNAL DISPUTE RESOLUTION (IDR)**

**2.9.1** An internal due process procedure offering an opportunity for both sides to meet and confer in good faith in an effort to resolve a dispute and reach a resolution of alleged violations of community rules.

**2.10 LOW SPEED VECHICLE**

**2.10.1** A motor vehicle which is designed to travel in excess of 20 MPH with a maximum speed of 25 MPH. LSV's less than 48" in width shall be driven in accordance with the rules and regulations established for Golf Carts. LSV's that are more than 48" in width are prohibited from all walkways and sidewalks.

**2.11 MOBILITY SCOOTER**

**2.11.1** A vehicle that is propelled by an electric motor with a battery pack on the vehicle. This vehicle is self-propelled.

**2.12 MOTORCYCLE**

**2.12.1** A motorcycle has more than a 150cc engine size, and no more than three wheels and has to be registered with the Department of Motor Vehicles (DMV).

**2.13 MOTOR-DRIVEN CYCLE**

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**2.13.1** A motor-driven cycle has 149cc or less engine size (CVC §405) and has to be registered with the Department of Motor Vehicles (DMV).

**2.14 NON-RESIDENT**

**2.14.1** A person without the right under the governing documents and applicable law to occupy a dwelling within a Mutual.

**2.15 PEDESTRIAN**

**2.15.1** Any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle. This also includes any person operating a self-propelled wheelchair, motorized scooter, tricycle or quadricycle.

**2.16 PROHIBITED VEHICLES**

**2.16.1** Aircraft;

**2.16.2** Boats, personal watercraft, and their trailers;

**2.16.3** INOPERABLE VEHICLE: a vehicle that lacks a functioning engine or transmission, or non-functioning wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways;

**2.16.4** Off-road vehicle (not street licensed) other than GOLF CART or GOLF CAR;

**2.16.5** UNAUTHORIZED VEHICLE: Use or parking of a motor vehicle in MUTUAL 14 without consent;

**2.16.6** UNREGISTERED VEHICLE: no current valid State registration; or

**2.16.7** Vehicle with no current GRF decal or pass issued by the Security Department.

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**2.17.1** A parking location that is marked as such by a sign, or curb or pavement marking is set-aside for use only by the designated user(s) such as carports.

**2.18** RULES VIOLATION NOTICE (CITATION). A written notification of a violation of MUTUAL 14 parking policies placed on the violating vehicle.

**2.19** UNASSIGNED PARKING. Not an ASSIGNED PARKING space.

**2.20** UNAUTHORIZED VEHICLE. A vehicle not permitted to be on MUTUAL 14 PROPERTY.

**3 RULES FOR PARKING****3.1 PROHIBITED VEHICLES**

**3.1.1** No PROHIBITED VEHICLE shall be parked on MUTUAL 14 PROPERTY.

**3.1.2** At no time, shall any vehicle be parked on MUTUAL 14 PROPERTY if it is leaking any fluids. EXCEPTION: Clear Water

**3.1.3** Any of these types of vehicles are subject to immediate towing at the owner's expense. See MUTUAL 14 – 7582.14 Towing Policy.

**3.2 TEMPORARY PARKING PERMITS**

**3.2.1** All Parking Permits or pass must be displayed on the dashboard of the vehicle.

**3.2.2** The following Parking Permits are issued by Security Department; or a director

**3.2.2.1** Shareholder/member for use on rental or new vehicle;

**3.2.2.2** Guest or employee of Shareholder/Member;

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**3.2.2.3** Overnight Parking Permit at request of Shareholder/Member for Guest.

**3.3 GENERAL PARKING RULES**

- 3.3.1** Park safely – At no time may a vehicle be parked in a manner creating a traffic hazard.
- 3.3.2** No animal or child is allowed to be left alone in any parked vehicle on MUTUAL 14 PROPERTY. Animal Control or Seal Beach Police will be called in either circumstance.
- 3.3.3** Fire Hydrant – At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See MUTUAL 14 – 7582.14 Towing Policy.
- 3.3.4** Sidewalk – No automobile or truck may be parked with any portion of it on a sidewalk.
- 3.3.5** Off Pavement – At no time may an automobile or truck be parked with any portion of it off pavement.
- 3.3.6** Curb or Parking Stall – Vehicles may park in a designated parking stall or along a curb or sidewalk, unless otherwise provided herein.
- 3.3.6.1** Vehicles on a two-way travel roadway must be parked with the passenger side wheels within 18 inches of the curb or sidewalk.
- 3.3.6.2** Vehicle must be parked completely within the marked boundaries of a parking space
- 3.3.6.3** A vehicle may be parked in a location that is not a marked stall; however, at no time may it be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.

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- 3.3.6.4** Any vehicle without proof of current valid State registration may not be parked on MUTUAL 14 PROPERTY at any time.
- 3.3.6.5** Any vehicles without a Seal Beach Leisure World decal on windshield or a pass may not be parked on MUTUAL 14 PROPERTY.
- 3.3.6.6** Vehicles covered with car covers, or other forms of material that obstruct the pass or decal or license plate from view are not to be exempted.
- 3.3.6.7** Trailers not connected to a vehicle are not permitted to be parked on MUTUAL 14 PROPERTY.
- 3.3.6.8** Such trailers may be parked in the Permit section at Clubhouse 4 only with a permit issued by the Security Department.
- 3.3.6.9** Pods, moving trailers or similar portable storage units are not permitted on MUTUAL 14 PROPERTY without Security Department authorization.
- 3.3.6.10** Vehicles in violation are subject to immediate tow away at owner's expense. See MUTUAL 14 – 7582.14 Towing Policy.

**3.4 PARKING ZONES**

- 3.4.1** Red Zones – Vehicles in violation are subject to immediate tow away at owner's expense. See MUTUAL 14 – 7582.14 Towing Policy.
  - 3.4.1.1** Fire Hydrant or Fire Lane: No person shall park or leave standing any vehicle within 15 feet of a fire hydrant even if the curb is unpainted.
  - 3.4.1.2** Non-Fire Lanes: A vehicle may not be left unattended.





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- 3.7.1** A CAREGIVER may park on MUTUAL 14 PROPERTY only when a copy of the CAREGIVER parking pass is displayed on the dashboard of the vehicle.
- 3.7.2** For Caregiver parking rights, the person must be registered with the GRF Stock Transfer office.

**3.8 CONTRACTOR AND SERVICE VEHICLE PARKING**

- 3.8.1** Contractors' vehicles must comply with all rules set forth herein and must not obstruct or park on the sidewalk or grass.
- 3.8.2** Contractor and service vehicles, shall not be parked on MUTUAL 14 PROPERTY overnight without a permit. Personal vehicles driven by workers are not eligible for overnight passes.

**3.9 OVERNIGHT PARKING PERMITS**

- 3.9.1** RESIDENT overnight parking is prohibited without a Security Department issued vehicle M 14 decal or M 14 pass. An Overnight Parking Permit may be issued only when decal issue is pending.
- 3.9.2** Overnight parking of COMMERCIAL VEHICLES, equipment, and materials utilized in authorized activities conducted for the Mutual, are not permitted without an Overnight Parking Permit issued by the Security Department.
- 3.9.3** The Overnight Parking Permit must be displayed face-up on the driver side dashboard of the MOTOR VEHICLE, or prominently affixed to the front of trailers or equipment.
- 3.9.4** The following vehicles and equipment are prohibited from parking on MUTUAL 14 PROPERTY at any time between the hours of 11:00 p.m. and 6:00 a.m. unless otherwise addressed in this policy:

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- 3.9.4.1** Vehicle not displaying a valid GRF M 14 decal, M 14 pass or Overnight Parking Permit.
  - 3.9.4.2** Recreational Vehicle – except as provided below in Section 3.10 – “Recreational Vehicles Restrictions.”
  - 3.9.4.3** COMMERCIAL VEHICLE, construction/ maintenance equipment, storage and disposal units, building materials.
- 3.9.5** The following vehicles and equipment are prohibited from parking on MUTUAL 14 PROPERTY at any time in the vicinity of Carports 147, 148 and 149 between Tam O’Shanter Rd Trust street and the Golf course unless otherwise addressed in this policy:
- 3.9.5.1** ANY VEHICLE not displaying a valid GRF Mutual 14 Decal or Mutual 14 pass or Mutual 14 Caregiver pass.

**3.10 RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR) RESTRICTIONS**

- 3.10.1** An RV or VUFR may be parked on MUTUAL 14 PROPERTY only when meeting all of the following conditions:
- 3.10.2** RV parked on MUTUAL 14 PROPERTY MUST have Security Department issued decal or a Parking Permit.
- 3.10.3** RV or VUFR is parked up to 48 hours for the purpose of loading or unloading.
- 3.10.4** Other activities, such as sleeping or resting in the RV or VUFR, and vehicle maintenance are not allowed.
- 3.10.5** RV or VUFR must be parked with engine and accessory equipment (e.g. exterior lights, air conditioner, audio and video equipment) shut off. The generator may ONLY be used between the hours of 8:00 a.m. and 8:00 p.m. while loading or unloading the vehicle.

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- 3.10.6** Extensions such as slide-outs, tilt-outs, and awnings must be closed. Steps must not block the sidewalk.
- 3.10.7** RV or VUFR may not be attached to any external power supply.
- 3.10.8** Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.
- 3.10.9** No animals or children are to be left unattended on or within any RV or VUFR at any time.

**3.11 "FOR SALE" SIGNS**

- 3.11.1** Mutual 14 Shareholder "For Sale" signage may be displayed on any vehicle on MUTUAL 14 PROPERTY.

**3.12 REPAIRS**

- 3.12.1** Vehicles may not be rebuilt or rehabilitated, major service may not be performed, and fluids may not be changed on any MUTUAL 14 PROPERTY.

**3.13 WASHING**

- 3.13.1** All washing of vehicles must be done at the car and RV washing areas behind Clubhouse 2. Vehicles must have a GRF decal or pass.

- 3.14** NON-RESIDENTS shall not be permitted to wash their vehicle anywhere on MUTUAL 14 or TRUST PROPERTY.

**4 TRUST PROPERTY PARKING AREAS (not applicable to Mutual Fourteen)****5 BICYCLES/TRICYCLES**

- 5.1** BICYCLES or TRICYCLES may not be parked in any manner interfering with foot or vehicle traffic. MUTUAL 14 is not liable for damaged, lost or stolen property.

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**5.2** Golf Carts, Bicycles or Tricycles may be parked off pavement, but only in such a manner as not to damage landscaping.

**5.3** Parking on a sidewalk is prohibited.

**6 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.

**7 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.

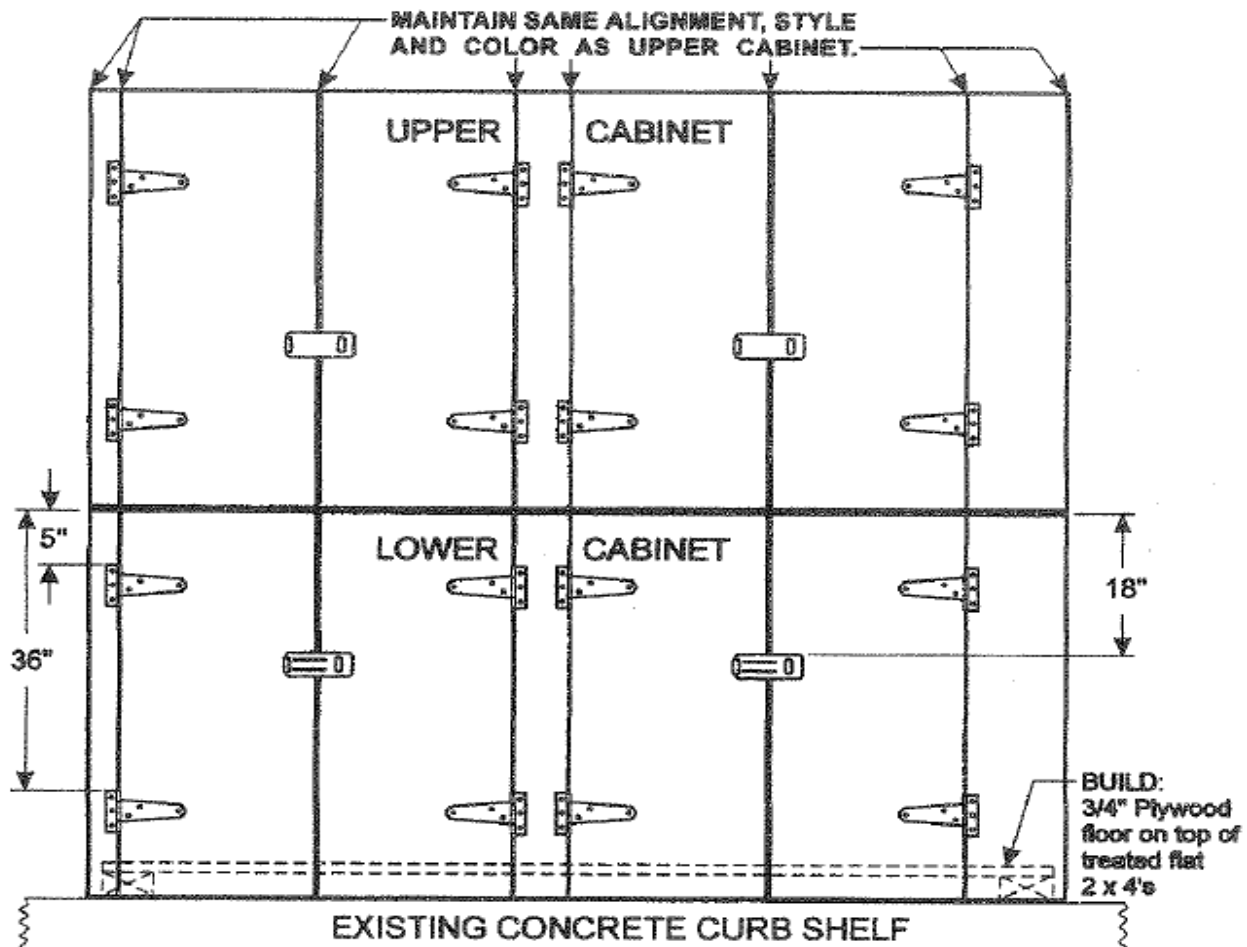
\*Policy 7401, Contractor License, states that the Mutual will not permit an unlicensed individual to perform work in the Mutual that costs more than \$500.

Shareholders that install a secondary carport storage cabinet without the prior written  
(May 18)

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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.

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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 calk where needed.
4. Prime and paint all visible surfaces, inside and out.

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The following Parking Rules are strictly enforced and are applicable to all persons controlling or operating vehicles on any PROPERTY regulated by Mutual Fourteen. This also refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

Per the Occupancy Agreements all Shareholders/Members are solely responsible for the actions of their guests and employees; therefore they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these policies when appropriate, such as maintenance or security vehicles assisting first responders or providing emergency services to a Shareholders/Member unit.

**1. FINES FOR PARKING VIOLATIONS****1.1 Fee explanations for Fine table below:**

Any animal or child left unattended in a vehicle will be reported immediately to Animal Control or Seal Beach Police.

**1.2 First Offense**

The first offense may result in either a Fix-It citation, a Warning, a Fine or the vehicle being towed. See table below.

A Fix-It citation allows 30 days for resolving the problem.

The fine may be waived by the PRV Panel.

**1.3 Additional citations may be issued after each 24-hour period.****1.4 After the fourth RV or VUFR violation all RV or VUFR parking privileges are suspended for twelve (12) months beginning with the date of the fourth infraction.**

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<b>Violation</b>	<b>1st</b>	<b>2nd and Subsequent</b>
1. Assigned Parking Space or restricted parking Space.	<b>25.00</b>	<b>25.00</b>
2. Blocking Crosswalk	<b>25.00</b>	<b>25.00</b>
3. Expired or Invalid State Vehicle Registration*	<b>50.00</b>	<b>50.00</b>
4. Flat Tires	<b>Fix-It</b>	<b>25.00</b>
5. Handicap Parking without Placard or Handicap ID Displayed	<b>100.00*</b>	<b>200.00</b>
6. Hazardous Materials Leaking	<b>50.00</b>	<b>50.00</b>
7. Limited Time Parking	<b>20.00</b>	<b>20.00</b>
8. Maintenance or Repair	<b>25.00</b>	<b>25.00</b>
9. No Valid GRF Vehicle Decal or Parking Permit Displayed	<b>20.00</b>	<b>20.00</b>
10. Parked on Sidewalk or Grass	<b>25.00</b>	<b>25.00</b>
11. RED ZONE: Bus Stop	<b>25.00</b>	<b>25.00</b>
12. RED ZONE: Fire Hydrant	<b>100.00</b>	<b>200.00</b>
13. RED ZONE: Mail Box	<b>25.00</b>	<b>25.00</b>
14. RV or VUFR - Generator Running 8pm – 8am		<b>50.00</b>
15. RV or VUFR - Jack Support: None or Inadequate	<b>50.00</b>	<b>50.00</b>
16. RV or VUFR Parked Over 72 (Seventy-Two) Hours on TRUST STREET	<b>40.00</b>	<b>40.00</b>
17. Washing any vehicle on Trust Property (except Car Wash areas)	<b>20.00</b>	<b>20.00</b>
18. Washing a Non-resident Vehicle at Car Wash	<b>20.00</b>	<b>20.00</b>

\* Fine will be waived on first offense if placard and/or paperwork that was current at time of Citation is presented. The Security Services Director has the right to waive the first offence fine if needed paperwork is presented to them.

**MUTUAL ADOPTION**

FOURTEEN: 03-28-17

**AMENDMENTS**

12-14-17, 05-14-18

(May 18)