

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Inspection of Vacant, Unoccupied or Occasional-Use Units**

Any vacant, unoccupied or occasionally used unit in Mutual Eight shall be inspected every 90 days by a Physical Property Inspector or his/her designate and the Mutual director assigned to the respective building. Inspections shall be conducted during the months of January, April, July and October. The inspection in October may be waived during the years that the Fire/Safety Inspection is conducted. There will be a maintenance/inspection charge for Vacant, Unoccupied or Occasional use Units. The billing will be at a Service Request Order (SRO) rate starting with a 30 minute minimum and billed in fifteen (15) minute increments thereafter.

The Mutual director shall provide a list of vacant, unoccupied or occasional-use units to the Physical Property Inspector or his/her designate and set an appointment with the inspector for the inspection. Mutual Directors are encouraged to talk to Building Captains to update the list of units to be inspected. If shareholders elect to conduct their own inspection, a Mutual Director must still be present to insure completion of the requirements.

The inspection of vacant units for sale will not be posted. The inspection for unoccupied and occasional-use units will be posted at least 24 hours prior to the inspection. Letters for posting are available through the Physical Property Office.

During the inspection, if any violations are found that are the responsibility of the shareholder, the shareholder must affect the repairs, maintenance or replacements as needed within the time frame specified. In accordance with the Occupancy Agreement, Section 11(c), Repairs, if the shareholder fails to effect the repairs, maintenance or replacements in a manner satisfactory to the Mutual, the Mutual may do so and add the cost per Service Order Request.

MUTUAL**ADOPTION**

EIGHT

05-08-17