

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Inspection of Vacant, Unoccupied or Seasonal-Use Units – Mutual Nine**

Any vacant, unoccupied or seasonal-use unit in Mutual Nine shall be inspected every three months by a Physical Property Inspector 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 April may be waived during the years that fire/safety inspections are conducted.

The Mutual Director shall provide a list of vacant, unoccupied or seasonal-use units to the Physical Property Inspector 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.

The inspection of vacant units for sale will not be posted. The inspection of unoccupied and seasonal-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 effect (or make) the repairs, maintenance or replacements as needed within the timeframe specified in the notice. 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 thereof to the shareholder's next monthly carrying charge statement.

"Unless there is an emergency, the shareholder should never shut off the electricity or water to the Unit. The hard-wired smoke detector, toilet, refrigerator or water heater should not be unplugged or have electrical power or water shut off. Doing so may cause safety hazards to other units, damage to the toilet and appliances. If the power or water is found to be shut off when an inspection is conducted the shareholder will be subject to a monetary penalty. First notice will be a warning. Second notice will be a \$50.00 monetary penalty. Third notice will be a \$100.00 monetary penalty. If the monetary penalty is not paid \$25.00 a day will be added to the third notice monetary penalty.

The Shareholder will be charged for each inspection of vacant, unoccupied or seasonal-use units at the current hourly rate of maintenance."

MUTUAL

NINE:

ADOPTION

08-14-17

(Sept 17)