

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Towing Vehicles –

A towing program is hereby established which permits Mutual 10 to remove and store vehicles parked on Mutual 10 property that are inoperable, abandoned, blocking a fire lane or are parked in such a manner as to constitute a hazard that are in violation of Mutual 10 Policy. The authority for this action is contained in Section 22658(a) of the California Vehicle Code (CVC) – Authority to Remove Vehicles.

In conformance with the CVC, an appropriate sign will be posted at all entrance gates warning all who enter Leisure World that it is private property and unauthorized or illegally parked vehicles may be towed away at the vehicle owner's expense.

A. Tow Procedure – Immediate Action

Security Department will advise the Mutual 10 Board when vehicles are in violation and may require immediate action/removal:

1. Violation of Mutual 10 Policy 7502.10.1 related to safety/access/flammable materials;
2. Violation of the Fire Lane Regulation CVC 22953 (b);
3. Violation of the Fire Hydrant Regulation (Mutual Policy)

If approval is received from Mutual 10, Security Department will notify the towing company to respond and meet the designated Mutual 10 Representatives. A private property towing form will need to be signed by a Mutual 10 Representative authorizing the towing company to remove and/or store vehicle.

B. Tow Procedure –

1. Attach a 96-hour warning notice to the vehicle, informing the vehicle owner of the violation and intent to tow upon non-compliance. A copy of the 96-hour warning notice will be provided to the Mutual Administration Department for processing;
2. A registered letter will be sent by the Mutual Administration Department informing the registered owner (per GRF Records) of the intent to tow the vehicle away after the receipt of the letter if the vehicle is not moved. The registered letter signed receipt will be returned to the Mutual Administration Department by mail. It serves as confirmation of the vehicle owners receipt of the letter and initiated the period to comply. The violator has ten (10) days to comply.

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3. After the 96-hour period, Security Department will check for compliance and report their findings back to the Mutual Administration Department;
4. If the Mutual approval to remove the vehicle is received upon confirming non-compliance to the 96-hour tow notice and/or receipt of the registered letter, a tow truck will be appointed to remove and store the vehicle.
5. Security Department will maintain a current log of all towing transactions to direct vehicle owners to the appropriate towing company.
6. This policy applies to all vehicles – automobiles, motorcycles, Vespa-type scooters, golf carts, scooters – any motor operated vehicle – whether parked in carports, on Mutual 10 streets and/or in marked parking areas.

MUTUAL
TEN:

ADOPTION
6-27-18