

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Porch Area Regulations – Mutual Fourteen**

The purpose of this policy is to provide guidelines for the maintenance of porches that are user friendly, increase the value to the Mutual, and improve the aesthetics of the shareholders' units and of Mutual Fourteen.

Definition of Terms

- a. A porch is the space under the roof of the structure open to the outside or enclosed from the weather.
- b. A porch and a patio can be built as a continuous structure, but the portion outside the roofline will be considered and maintained as a patio (See Patio Policy 7415.14)

Porch Use: Rules and Maintenance Requirements

- a. Upon moving into your apartment, items may remain on the porch for up to thirty (30) days for storage purposes, thereby providing ample time to put things away. Any item in, on, or built into a porch in conflict with this policy must be removed by the shareholder after 10 days written notification. If the item is not removed after the 10-day period, shareholders violating this policy will be subject to fines and the Mutual will have the right to remove the item at the shareholder's expense. Porches and areas around porches must be kept free of clutter. If there is a question whether clutter exists, the question will be decided by a vote of the Board. A porch may not function as a bedroom, kitchen, storage closet, art studio, etc. as determined by the Board on a case by case basis.
- b. After the initial 30 day move-in period, the following items may **NOT** be stored or placed in or on any porch (enclosed or unenclosed):
 - 1) Any type of unauthorized container used for long term storage. (Authorized containers include sheds constructed by a contractor with a GRF Building Permit). Shelving may not be supported/anchored off the building walls.
 - 2) Newspapers, magazines, paper, plastic bags and items for recycling.
 - 3) Open food containers, including pet food.
 - 4) Charcoal or highly flammable chemicals. Gasoline operated equipment or gas cans.
 - 5) Refrigerators or freezers in non-working condition. A refrigerator or freezer in working condition, plugged directly into a wall socket is permitted in the porch area of a non-expanded unit and must be located so as it does not impede passage nor detract from the ambiance of the building, with approved placement by the Board of Directors.
 - 6) Vacuum cleaners/rug shampoos
 - 7) Electric tools on a permanent basis, saws, gas operated tools or equipment.

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Porch Area Regulations – Mutual Fourteen

- 8) Extension cords strung across a porch or use of multiple extension cords, except those used for the charging of electric golf carts. (see Policy 7507.14 C. Golf Pad Policy)
- 9) Charcoal barbeques, hibachis, etc. (see Policy 7427.G Barbeques – Usage)
- 10) Laundry hung for airing or drying
- 11) Unleashed on pet or pets in cages, dog runs, permanent pet kennels. (See Pet Policy 7501.14) unleashed pets on un enclosed porches pets in cages dog runs permanent pet kennels
- 12) Hot tubs, fire pits, Jacuzzis, saunas, green houses, work benches, hobby centers and golf carts.
- 13) Exercise equipment and game tables needs board approval and are approved on a case by case basis.
- 14) Christmas decorations and lights must be removed by January 31.
- 15) Obscene objects hanging, or stationary are prohibited.

C. Porch Rules and Maintenance Requirements:

- 1) Potted plants may be kept on porch walls but may not be in nursery pots. Pots must have a water retention base and are not allowed to drain on the porch wall. Potted plants from the base of the pot to the top of the plant may not exceed 36” in height including the pot. Planted pots must be separated by a minimum of 18” at the base.
- 2) Open porches that have screens, panels or drapes to block the sun or the view of the porch, whether current or proposed, must be of material rated for outdoor use and must match. They must be maintained in good condition. Whether these coverings are current or proposed they must request board approval to be considered on a site by site basis by the Board. Those existing coverings found unacceptable will have to be removed/replaced with board approval.
- 3) Porch gates must be approved by the Board of Directors on a case by case basis and must have a Physical Properties Permit.

Shareholders violating this policy will be subject to Fine Policy 7585.14.

MUTUAL ADOPTION AMENDMENTS

FOURTEEN: 09-24-18