

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Annual Fire/Safety Inspection Program – Mutual Seventeen**

WHEREAS the number of fires in Leisure World and the property insurance premiums have increased, the Board of Directors of Mutual No. Seventeen deems it necessary to initiate an annual Fire/Safety Inspection Program throughout the condominium buildings in Mutual No. Seventeen; and

WHEREAS the Board of Directors of this Corporation is bound by the Covenants, Conditions and Restrictions (CC&Rs) to maintain the physical structure of the buildings in the Mutual in good repair and in such condition as will preserve the health and safety of the occupants; and

WHEREAS each owner shall, at his sole expense, maintain his or her condominium unit and balcony areas in a neat, safe sanitary and orderly condition, making all repairs as may be required; and

WHEREAS, each owner shall maintain all plants, other growing things and patio-type furniture placed or located on the balcony in a neat, safe and attractive manner; and

WHEREAS nothing shall be kept in an condominium or upon any portion of the restricted common area which could increase the rate of property insurance on the common area; and

THEREFORE, BE IT RESOLVED that the Golden Rain Foundation Physical Property Supervisor is authorized and instructed to institute an annual Fire/Safety Inspection Program of the dwelling units of this Corporation using the appropriate City and County health, fire and building codes as a basis for developing a checklist of violations. The Physical Property Supervisor will assign inspectors from Physical Property, Security and/or other departments to work with members of this Board in conducting such an inspection; and

That the Association, or persons authorized by the Association, shall have a right to enter, having given a minimum 72-hour notice, and at a reasonable hour of the day, any condominium unit to ensure that the owner is complying with the requirements of the Orange County Board of Health and all other governmental authorities with respect to said premises and that there are no fire and safety hazards.

(Sep 11)

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BE IT FURTHER RESOLVED that violations of City of County codes are required to be reported to the proper governmental authority if said violations are not corrected.

MUTUAL ADOPTION

SEVENTEEN: 04-01-03

AMENDMENT

05-06-03, 09-06-11

(Sep 11)