

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Patio Regulations – Mutual Sixteen Only

This policy has been developed to provide an attractive, safe, and healthy environment for the residents of Mutual Sixteen.

Patio Size

Patio size cannot be increased by expanding outwards into the garden/common area. Mutual building permits are required for any alteration to the patios.

Enclosed Patios

All new enclosures of patios require a Mutual building permit. An enclosed patio continues to function as a patio and is not to function as a bedroom, kitchen, or storage closet.

Patio Floor

Carpeting is permitted on the floor of the patio, but any resurfacing of the patio floor requires a Mutual building permit.

Patio Access

A clear path of at least **36 inches** must be maintained from the entrance of the patio to the entry door of the unit, as well as the entire length of the entrance walkway. The placement of items outside a unit must not impede access to the unit by emergency personnel and their equipment, the Fire Department, Golden Rain Security personnel, and Service Maintenance personnel.

Windows that may be needed as a secondary egress in the case of fire or other emergency shall not be blocked.

Prohibited Items

1. All objects which create an unhealthy environment or create dangerous conditions are prohibited.

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2. Items that will increase the property and liability insurance costs for the Mutual or the resident(s) cannot be stored in the patio.
3. All items which violate the City of Seal Beach and California Fire Code are prohibited. Storage of flammable chemicals and materials is prohibited.
4. Extension cords may not be strung across the patio.
5. Any furniture intended for indoor use, such as living room or bedroom furniture, is prohibited.
6. Jacuzzis, spas, and hot tubs are prohibited.
7. Refrigerators and freezers in non-working condition are prohibited.
8. Pets in cages or kennels cannot be kept permanently on the patio.

The list of prohibited items may not include all items. Residents who wish to place items on the patio which might be questionable and do not appear on this list, must request approval from the Mutual's Physical Property Committee.

Unauthorized items placed on the patio without prior approval can be removed by the Mutual at the shareholder's expense.

Approved Items

1. Outdoor-type furniture made of all weather materials is allowed on the patio.
2. Refrigerators and freezers in working condition and plugged directly into an outdoor patio outlet are permitted.
3. Pets are allowed on the patio. If the pet can escape from the patio, then it must be on a leash while on the patio.

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4. Outdoor propane heaters are permitted if approved by the Mutual's Physical Property Committee.
5. Bicycles, tricycles, walkers, small electric scooters, and wheelchairs are permitted on the patio as long as a clear path of at least **36 inches** is maintained from the entrance of the patio to the entry door of the unit.

If the shareholder does not comply with the patio regulations, a written notice will be sent requesting compliance with the patio regulations. If the shareholder does not comply with the patio regulations within ten (10) days of receipt of the letter, then the stated items shall be removed by the Mutual at the shareholder's expense.

Patios should always be kept neat and clean. If a patio becomes a mess, the Physical Property Department will be notified to clean the patio and send the invoice for the work to the shareholder or responsible party. If the invoice is not paid, it will be settled at the time of escrow.

Mutual Adoption

SIXTEEN: 11-19-12

(Nov 12)