

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Skylights & Sola Tubes – Mutual Sixteen

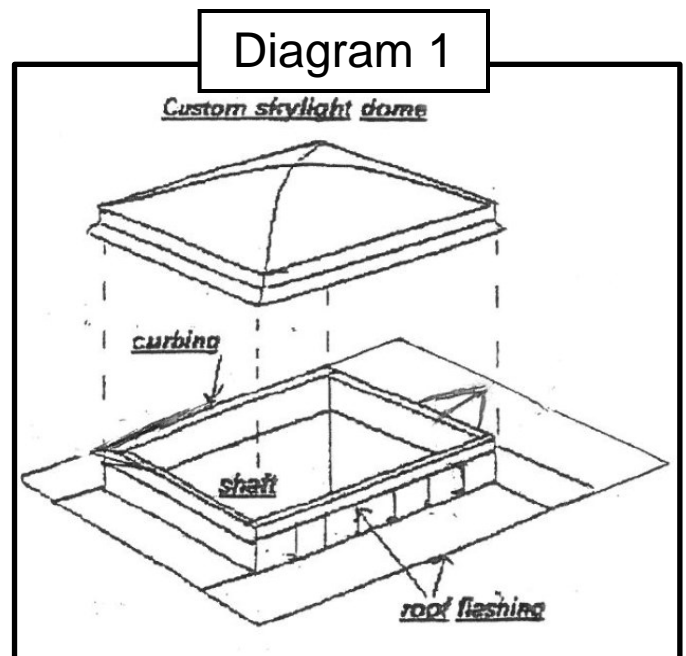
Article 11 of the Occupancy Agreement states that maintenance of the roofs of residential buildings is the responsibility of the Mutual. Skylights and Sola Tubes may be installed through a contract between the resident shareholder and a contractor under inspection by the Physical Property Department. The responsibility for maintenance of the skylight or Sola Tubes installations requires definition and agreement.

The diagram shows a typical skylight installation, consisting of a dome to admit light, a wood shaft that extends from the dome down to the interior ceiling in the room, wood curbing for mounting the dome, and steel flashing to make the installation watertight.

Responsibilities are as follows:

During the warranty period, the contractor is responsible for the entire skylight and Sola Tubes installation. After the warranty period, the following responsibilities apply:

- a) Mutual: The Mutual is responsible for the curbing and flashing since this will normally be changed when the building is reroofed.
 - b) Resident Shareholder: The resident shareholder is responsible for the skylight dome, the skylight operating mechanism, the shaft (including painting), and the ceiling grid. (See Diagram 1)
- 1) The skylight curbing shall consist of 2" x 6" framing with a minimum 4" rise above roof sheathing and flashing. (See diagram 2)
 - 2) Only curb-mounted skylights shall be allowed in the Mutual. Self-flashing skylights are prohibited.
 - 3) Sola Tubes shall be installed in accordance with manufacture specification and responsibility of domes and shaft is the shareholder.



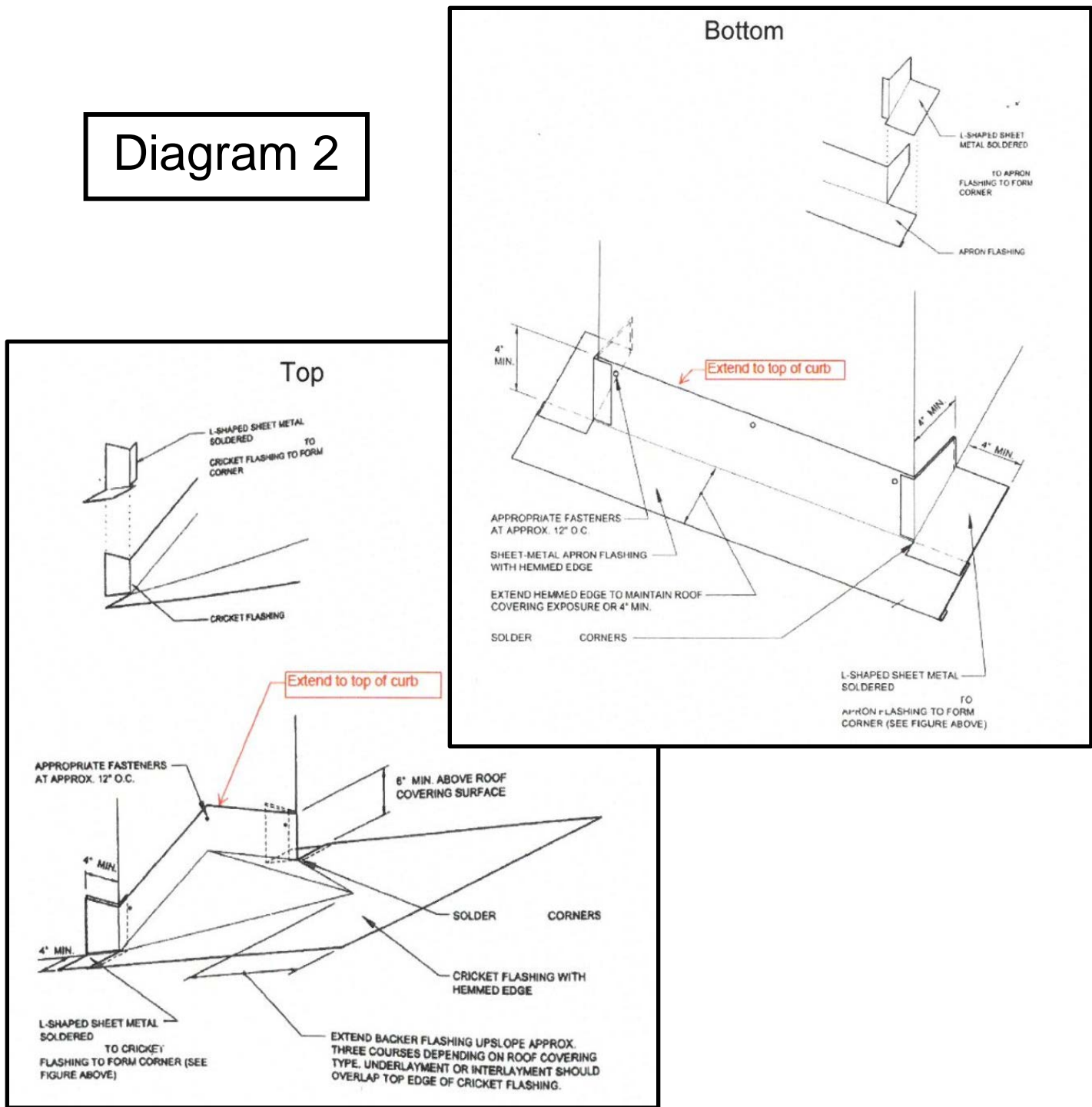
(Nov 16)

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Diagram 2



MUTUAL OPERATIONS**PHYSICAL PROPERTY****Skylights & Sola Tubes – Mutual Sixteen****Skylights in Permanent Roof Extension****RESOLUTION:**

THAT Mutual Sixteen authorizes the Physical Property Department to issue permits for the installation of skylights in patio permanent roof extensions according to the following Mutual specifications:

1. Size
 - a. 32" x 64"
2. Number
 - a. One only per apartment
 - b. Two per apartment
 - c. Three per apartment
3. Location
 - a. Over entry way
 - b. Over front patio
 1. In front of bedroom
 2. In front of living room
4. Position
 - a. Thirty inches in front of building stucco wall
 - b. Long side of skylight parallel with rafters
 - c. Long side of skylight across the rafters
 1. Middle rafter may be cut and headered in

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Skylights & Sola Tubes – Mutual Sixteen****Skylights for Bathrooms or Kitchens****RESOLUTION:**

WHEREAS, some residents shareholders of this Mutual have requested permission to remodel the building in which they reside by installing skylights over the kitchen or bathroom in the existing roof structures, and

WHEREAS, permission has been received from the Mutual to permit such remodeling,

NOW THEREFORE BE IT RESOLVED, that the Physical Property Department of the Golden Rain Foundation is hereby authorized to approve individual requests by residents shareholders for this remodeling and to issue a building permit in the regular form for this work, subject to the following conditions:

1. The contractor performing the work must be a contractor licensed in the State of California as a General Contractor, and the work to be performed at the expense of the requesting resident shareholder.
2. The contract form to be used will be the standard contract form as developed by the Physical Property Department.
3. The construction will conform to the plans and specifications approved by the Mutual Board.
4. A building permit will be obtained from the City of Seal Beach, California.
5. Resident Shareholder agrees that title to the remodeling and addition shall vest in the Mutual Corporation.

MUTUAL ADOPTION**AMENDMENTS****MAXIMUM NO.
OF SKYLIGHTS**

SIXTEEN: 11-1-16

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Maximum three skylights in a two-bedroom unit; maximum two skylights in a one-bedroom unit.