

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations - Mutual Four

A. Carport Use

1. Carports are to be used for parking of self-propelled land vehicles in operating condition. All passenger vehicles and gas or electric carts that can be operated on city streets must have a current DMV registration, current license plate tags, and sufficient insurance as mandated by the State of California Vehicle Code (CVC) § 22658. All vehicles, gas or electric, parked in the carport must have a Seal Beach Leisure World (SBLW) decal or valid temporary SBLW permit issued by the Security Department and a Mutual Four temporary parking permit affixed and displayed on the lower left windshield.
 - a. Any vehicle that is in non-compliance with these rules may be towed at the owner's expense as specified in CVC § 22658 and in towing Policy 7582.
 - b. The Seal Beach Leisure World Security Department has the authority to write citations and enforce this policy on Mutual property, at the request of a Director.
 - c. Shareholders with valid requests for an exception to this carport policy, may write the Mutual Four Board of Directors with the requests. Security may also be consulted. Any Board-approved exception is temporary and can be revoked at any time.
2. All vehicles must be parked headed in to the carports. Vehicles parked in the carport must be within the carport roof drip line so as not to impede the flow of traffic.
3. In lieu of an automobile, space can be used for two (2) motorized vehicles within the assigned carport space and the carport drip line provided that adjacent vehicles have safe access.
4. Mechanical repairs are not allowed in carports, except for a simple flat tire repair or the jump starting or replacement of a battery.
5. In accordance with the Seal Beach Municipal Code 9.20.010, any vehicle leaking oil, anti-freeze, or any other hazardous material is prohibited from parking in a Mutual carport or on a Mutual street or driveway. It is the shareholder's responsibility to clean up any hazardous material. If this is not done the Mutual will clean it and bill the shareholder. All hazardous waste materials, including kitty litter used for cleanup, must be disposed of at an Orange County-approved hazardous waste site.
6. Electrical outlets in the carports are not allowed unless the utility company provides adequate power and a method is employed to determine and bill the individual usage costs.
7. Any damage to the carport is the responsibility of the assigned shareholder unless a different driver is found responsible. The assigned shareholder is responsible for his/her guest parking and rental/use pass users.

(September 2020)

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8. Any stored items in the carports must be completely contained in the cabinets, except as noted:

A bicycle, tricycle, folding shopping cart and ladder may be stored under the cabinet in the shareholders assigned or rented space assuming no additional cabinets have been installed. No additional items of any kind may be within the carport space.

9. Fire regulations prohibit the storage of fuel oil or any combustible material in the carport areas.
10. Boats or trailers of any size or kind may not be parked in the carport.
11. Frequent inspections by the Board of Directors and ~~Security~~ are conducted. Written notices will be given to the shareholder whose carport is found to be in violation of the carport policy. Improperly stored material must be removed within ten (10) days or the material will be removed at the shareholder's expense. Any other carport policy infractions must also be corrected within ten (10) days.

B. Carport Assignments

1. Carport assignments are controlled by the Mutual Corporation and a record of assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.
 - a. No person shall park any vehicle in any carport not assigned to him/her without permission from a Mutual Director.
2. Residents desiring to change carport assignments must obtain approval in writing from a Mutual Director. A Carport Usage/Rental Agreement must be filled out and signed by all parties and a copy given to Stock Transfer.

The request for carport re-assignment, if approved, is only temporary and is valid only so long as both participating parties agree to the temporary change. The Mutual Corporation retains the authority to revoke and cancel this temporary change of carport assignment.

3. Carport space may not be rented to or used by anyone who is not a Mutual Four shareholder, except:
 - a. The carport assignee may allow temporary, short-term parking of a vehicle used by a house guest. A guest temporary parking permit is required and may be obtained from a Mutual Director. The pass is to be displayed on the inside dashboard.

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations - Mutual Four****C. Secondary Carport Storage Cabinets**

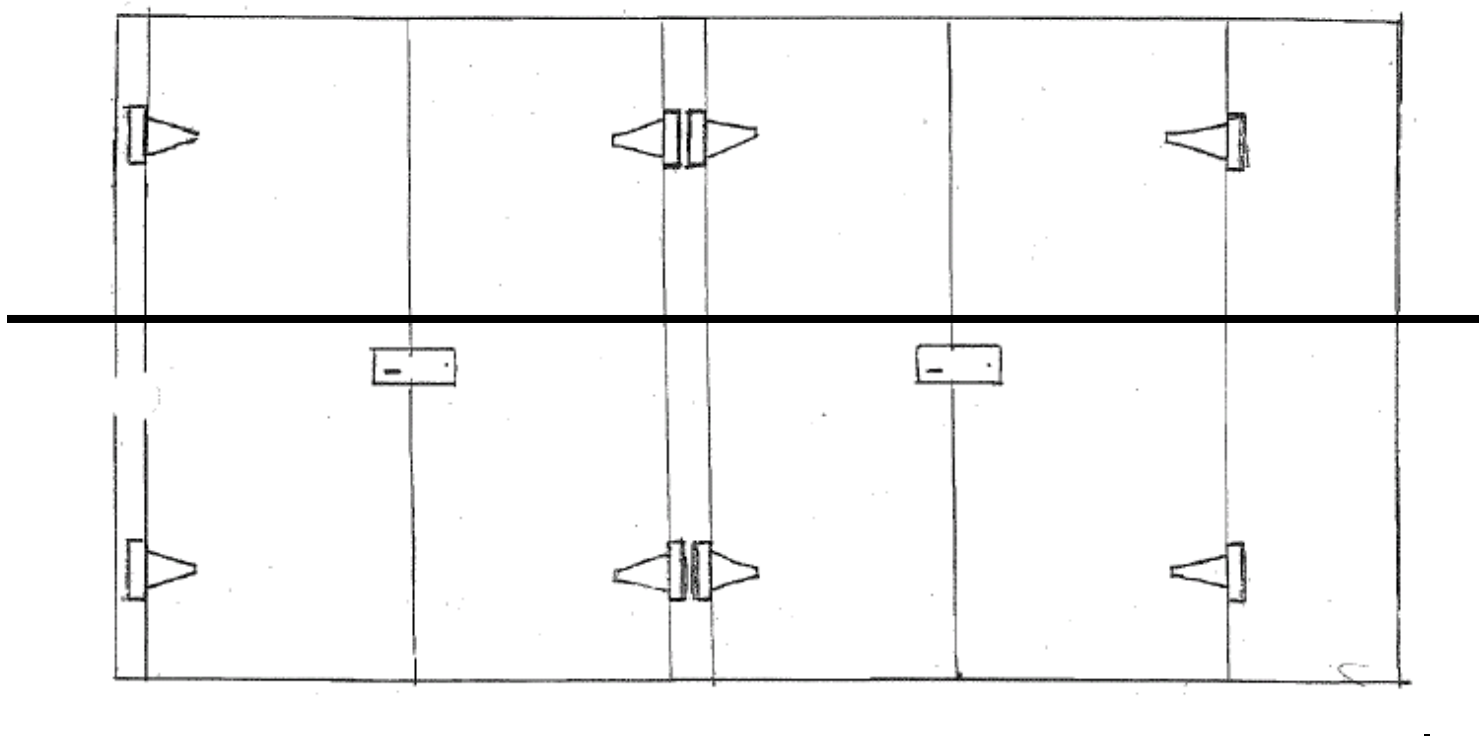
1. Shareholders are permitted to have a secondary carport storage cabinet installed beneath the existing cabinet. The dimensions, color and hardware on the lower cabinet must match the spacing, color and hardware on the upper cabinet (see attached sketch). The cabinet attached to the existing structure will require a permit from the GRF Physical Property Department.
 - a. Plywood for the cabinet must be 3/4-inch ~~thick and have one (or more) good sides.~~ BCX sanded or better
 - b. Front of cabinet to be built flush to front of curb. Dimensions to be adjusted specific to site so doors and frame match upper cabinet.
 - c. All wood in direct contact to stucco and concrete to be pressure treated.
 - d. Existing stucco to constitute back wall and end wall where applicable. Existing upper cabinet to form ceiling. Cabinet must be blocked and scribed to prevent vermin infestation.
 - e. Hardware – Assemble with 3 in and 1 5/8 inch framing/deck screws
 - i. Hinges – 4 inch heavy duty tee hinge zinc plated (HD sku# 697-508)
 - ii. Hasp – 3 ½ inch heavy duty latch post hasp (HD sku# 240-087)
 - iii. Bolt – 3 inch surface heavy duty bolt (HD sku# 240-435)
 - f. Caulk, as necessary. Prime/paint all new exposed wood interior and exterior. Paint hinges – paint to match exterior carport in color and sheen. (info to be provided by Physical property)

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Sketch for Secondary Carport Cabinets

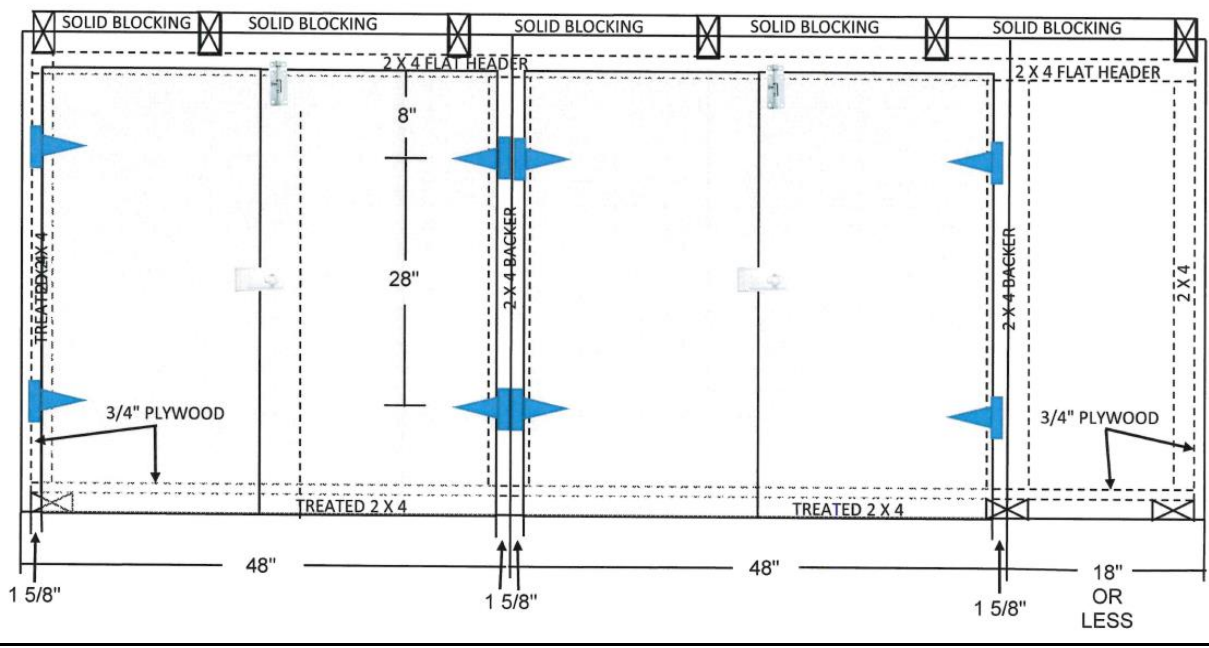
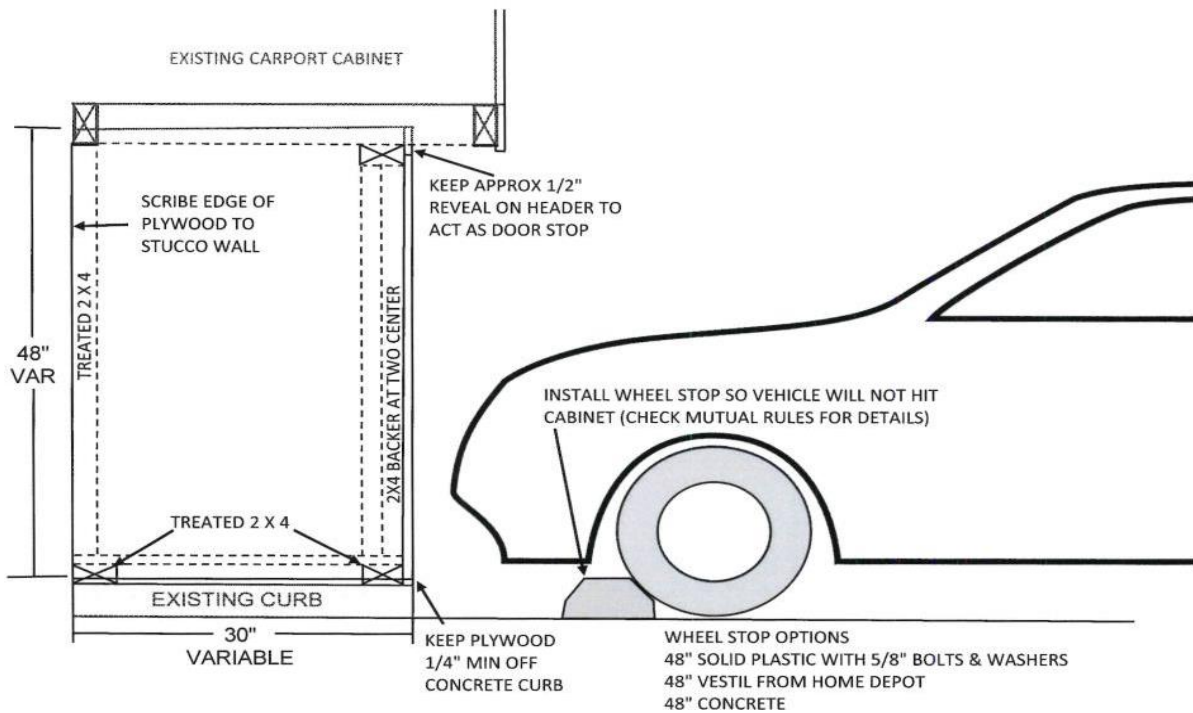


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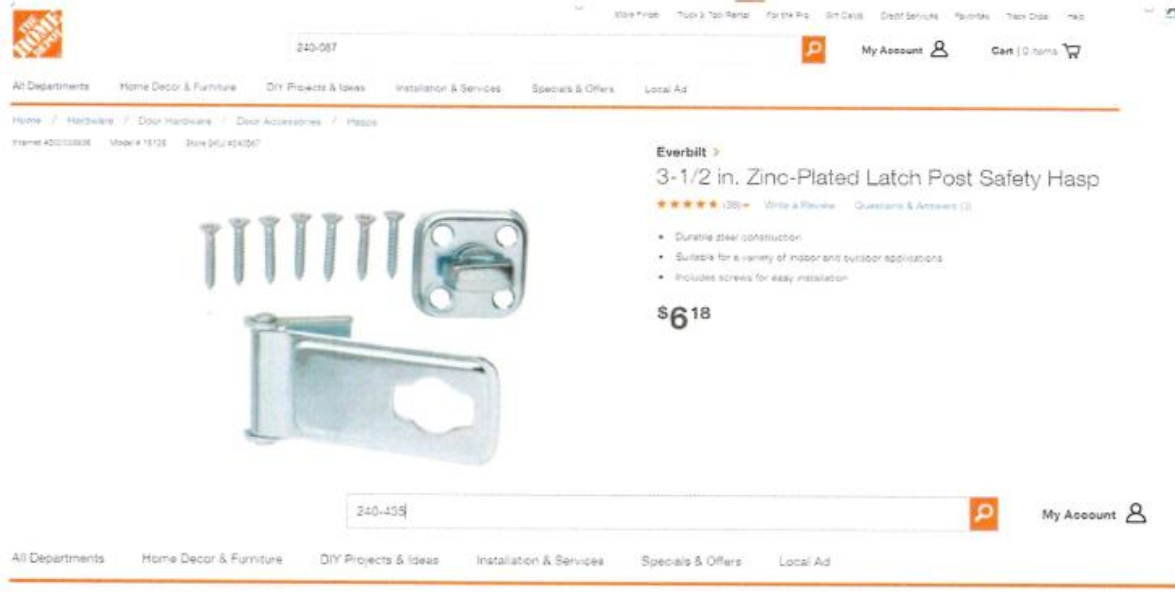
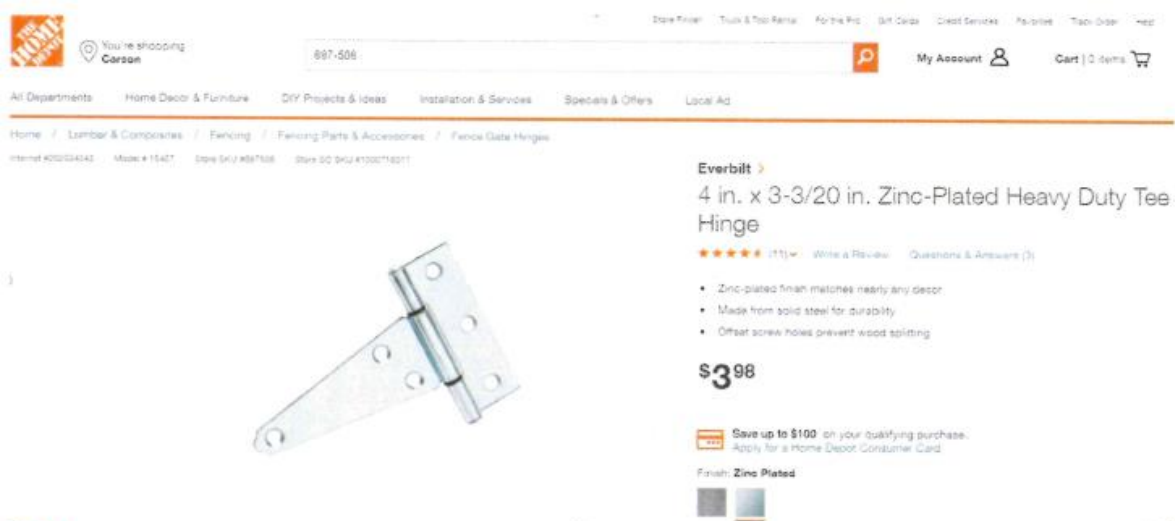
CARPORT CABINET GUIDELINES



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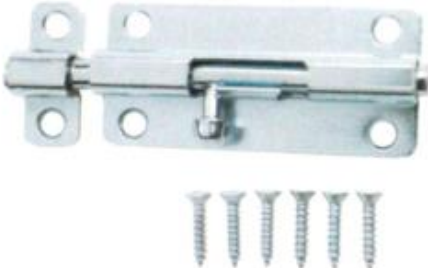
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MUTUAL ADOPTION

FOUR: 07-22-68

AMENDMENTS

03-08-91, 05-12-00, 11-05-01, 08-01-02, 10-03-05, 03-13-13
07-10-13, 06-04-17, 02-13-19, 08-12-20, 09-09-20