

## **MUTUAL OPERATIONS**

### **SHAREHOLDER REGULATIONS**

#### **Carport Regulations - Mutual Eight**

##### **A. Carport Use**

1. Carports are to be used for parking of self-propelled land vehicles in operating condition. Any stored items in the carports must be completely contained in the carport cabinets except as permitted in paragraph 4 below.
2. Current fire regulations prohibit the storage of fuel oil or any combustible material in the carport areas.
3. All vehicles, when parked in the carports, must be headed in. When parked, vehicles shall not extend beyond the edge of the roof drip line of the carport. Property, including secondary storage facilities, shall not interfere with the shareholder's vehicle fitting under the edge of the carport roof drip line. This may require removal of secondary storage facilities at owner's expense even if the secondary storage facilities have been approved by the Board and meet the design of this regulation.
4. The following property may be stored or used as storage under upper cabinets:
  - a. One bicycle, tricycle, folding shopping cart, hand cart, and stepladder of up to 8 feet, or, a combination of three such items; or
  - b. An enclosed 100+ gallon garden type container having dimensions of not less than approximately 23" x 24" x 50" and which shall be opaque and of a neutral earth tone color; or,
  - c. Secondary storage cabinets as described in Section E; or,
  - d. Bypass sliding doors as described in Section F.

Other property including motorcycles, motor bikes, mopeds, electric carts, bicycles, tricycles, etc., must not be parked between self-propelled vehicles because that would infringe upon another occupant's vehicle space.

5. Carports are for the use of Mutual Eight Shareholders and Registered Co-occupant. Use by anyone else is prohibited. Passenger vehicles are to be parked heading in, and shall be licensed and insured in compliance with Department of Motor Vehicles regulations. They shall also exhibit a current and valid Golden Rain Foundation identification decal issued by the Golden Rain Foundation and have current DMV registration tags.

##### **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.
2. Resident shareholders who want to change carport assignments must obtain the Mutual Board of Directors' approval so the change can be recorded in the Stock Transfer Office.
3. The request for carport re-assignment, if approved, is only temporary, and is valid only

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so long as both participating parties agree to the temporary change. One party determining to withdraw from the agreement may do so as may the successor owner of that party's apartment. The Mutual Corporation retains, at all times, the authority to revoke and cancel this temporary change of carport assignment, at its discretion. The re-assignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either apartment, with absolutely no exceptions to the rules herein provided.

4. Carport space may not be rented to or used by anyone who is not a resident shareholder of Mutual Eight.

#### **C. Oil Spills on Carport Floor or Street**

1. In accordance with Seal Beach Municipal Code 9.20.010, any vehicle leaking oil, antifreeze, or any other hazardous material is prohibited from parking in a Mutual carport or on a Mutual street or driveway.
  - a. Kitty litter may not be used to cover hazardous materials and may not be disposed of in any Mutual trash container.
  - b. All hazardous waste materials, including kitty litter, must be disposed of at an Orange County Approved Hazardous Waste site.
  - c. Resident shareholders or guests who ignore this Municipal Code may be subject to fine and/or having their vehicle towed at their expense.

#### **D. Secondary Carport Storage Cabinets**

This has been developed in an effort to improve the appearance of the community and enhance property values by providing for and making uniform, the appearance of secondary (lower) cabinets.

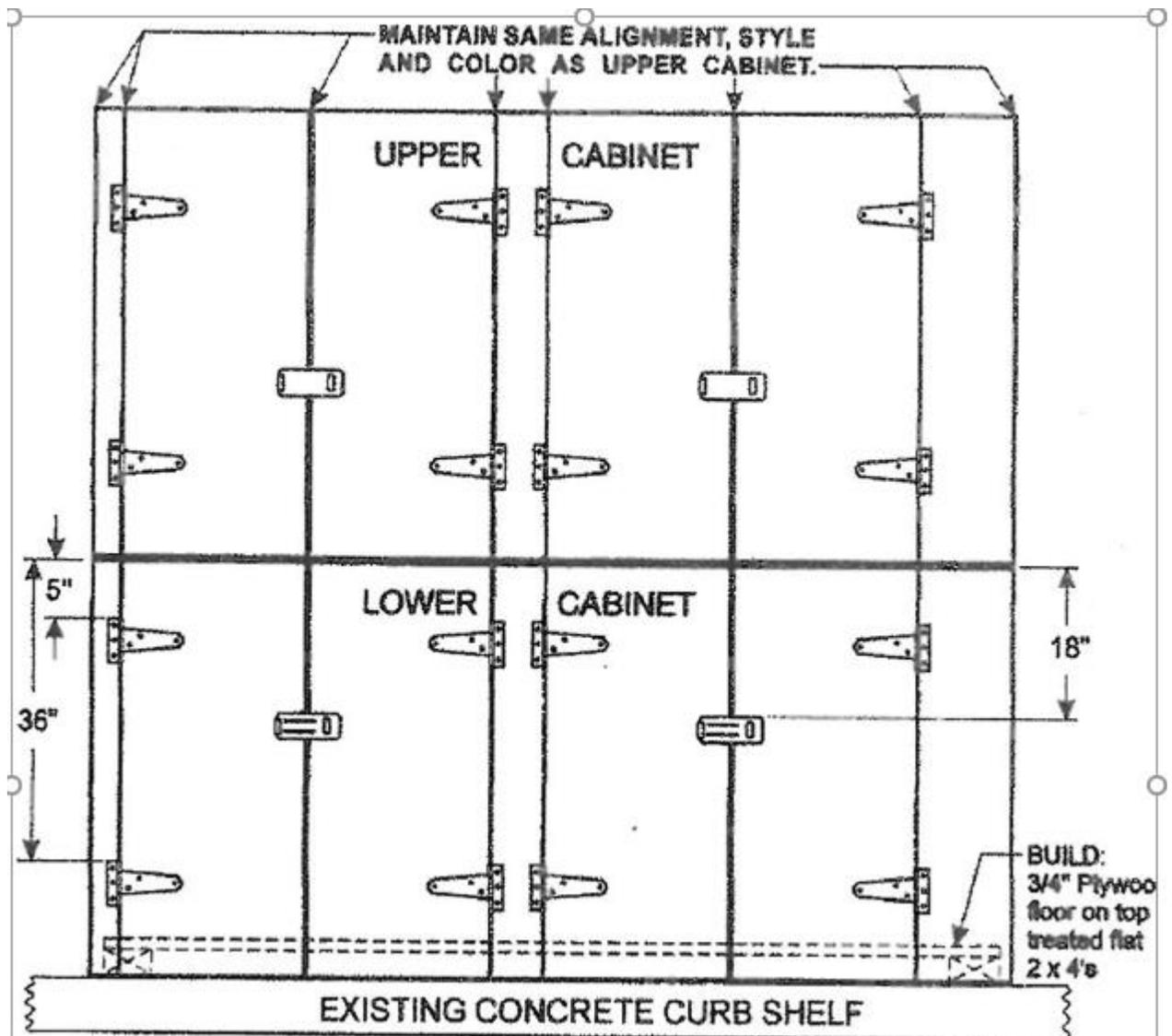
1. Shareholders are permitted to have a secondary carport storage cabinet installed beneath their existing cabinet at the shareholder's expense, with the approval of the Mutual Eight Board of Directors and Building Inspector and obtaining the appropriate permit from the Physical Property Department before the cabinets are installed. If a cabinet is installed without permit or not in conformity with this standard design and specified materials, the cabinet shall be removed at the expense of the shareholder.
2. Shareholder shall use a standard design approved by Mutual Eight.
3. The dimensions of the lower, secondary cabinet must conform to the dimensions of the upper cabinet. The lower cabinet doors and hardware must align with the doors and hardware of the upper cabinet. The depth of the lower, secondary storage cabinet must not exceed the depth of the concrete shelf. Width must match the width of the upper cabinet.

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4. Exterior paint and hardware must match the existing, standard upper cabinet.
5. The shareholder is responsible for maintaining and repairing any damage to his/her carport cabinet.
6. Secondary cabinets are a non-standard addition. If a subsequent owner does not want the secondary cabinet, the seller must remove the secondary cabinet and restore the area to original condition at seller's (shareholder's) expense.
7. Due to the vulnerability to damage from vehicles being parked in front of the secondary cabinet, no electricity will be installed inside the secondary cabinet. Any electrical charging station allowed by California Civil Code Section 4745, as may be amended from time-to-time, shall be contained in the upper cabinet or elsewhere as may be practical and permitted by law and applicable codes in effect.
8. Installation of secondary cabinets shall not exempt the shareholder from the requirement that vehicles parked in the carport stall shall not extend beyond the drip line of the roof and gutters.
9. Installation of secondary cabinets replaces the shareholder's permission to store a bicycle or tricycle, folding cart, and ladder outside of the standard cabinets.
10. Only treated wood purchased through the Property Management Department or treated by an approved contractor with the wood being approved by the Building Inspector.

**Materials:**

- a. Door panels, end and sides, 3/4" sanded plywood handy panels, good one side or better; exterior grade.
- b. Top and floor, 1/2" sanded plywood panels, good one side or better, exterior grade
- c. Framing and center strip for hinges, 2" x 4"
- d. Strips for hinges, 1" x 4"
- e. Floor shall sit firmly upon treated 2" x 4" boards
- f. Four foot plastic stop adjusted for vehicle measurements and may be required by Mutual Directors per individual site.

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1. Lower cabinet will vary from 46 1/2" to 48" in height. Build accordingly
2. Lower cabinet front must be flush with existing concrete curb shelf
3. Block all areas between upper and lower cabinet to prevent rodent intrusion.
4. Install 4' long standard size wheel stop and secure with two 5/8" Zinc plated Hex head bolts and Zinc plated Fender washers, use appropriate concrete anchors.  
(solid plastic stops are preferable) Adjust distance for specific vehicle.

**Materials (or equivalent)**

1. HASP = Masterlock No. 704DOF – Big Paint Store \$6.50 ea.
2. HINGES = Stanley, SKU-218272 Heavy Duty Gate Hinge – Hardware Source -\$2.49 ea
3. Use quality 3/4" exterior plywood on front doors and sides with the same or better finish as the top cabinets and caulk where needed.
4. Prime and paint all visible surfaces, inside and out.
5. All lumber, including plywood, must be treated for insects and rot.

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<u>Violation</u>	<u>1st</u>	<u>2nd and Subsequent</u>
1. <u>Assigned Parking Space or restricted parking Space</u>	<u>25.00</u>	<u>25.00</u>
2. <u>Blocking Crosswalk (not applicable to Mutual Eight)</u>	<u>25.00</u>	<u>25.00</u>
3. <u>Expired or Invalid State Vehicle Registration*</u>	<u>50.00</u>	<u>50.00</u>
4. <u>Flat Tires</u>	<u>Fix-It</u>	<u>25.00</u>
5. <u>"For Sale" sign on Vehicle</u>	<u>20.00</u>	<u>20.00</u>
6. <u>Handicap Parking without Placard or Handicap ID Displayed</u>	<u>100.00*</u>	<u>200.00</u>
7. <u>Hazardous Materials Leaking</u>	<u>50.00</u>	<u>50.00</u>
8. <u>Limited Time Parking</u>	<u>20.00</u>	<u>20.00</u>
9. <u>Maintenance or Repair</u>	<u>25.00</u>	<u>25.00</u>
10. <u>No Valid GRF Vehicle Decal or Parking Permit Displayed</u>	<u>20.00</u>	<u>20.00</u>
11. <u>Parked on Sidewalk or Grass</u>	<u>25.00</u>	<u>25.00</u>
12. <u>RED ZONE: Bus Stop</u>	<u>25.00</u>	<u>25.00</u>
13. <u>RED ZONE: Fire Hydrant</u>	<u>100.00</u>	<u>200.00</u>
14. <u>RED ZONE: Mail Box (not applicable to Mutual Eight)</u>	<u>25.00</u>	<u>25.00</u>
15. <u>RV or VUFR - Generator Running 8pm – 8am</u>		<u>50.00</u>
16. <u>RV or VUFR - Jack Support: None or Inadequate</u>	<u>50.00</u>	<u>50.00</u>
17. <u>RV or VUFR Parked Over 72 (Seventy-Two) Hours on TRUST STREET</u>	<u>40.00</u>	<u>40.00</u>
18. <u>Washing any vehicle on Trust Property (except Car Wash areas)</u>	<u>20.00</u>	<u>20.00</u>
19. <u>Washing a Non-resident Vehicle at Car Wash</u>	<u>20.00</u>	<u>20.00</u>

\* Fine will be waived on first offense if placard and/or paperwork that was current at time of Citation is presented. The Security Services Director has the right to waive the first offence fine if needed paperwork is presented to them.

**MUTUAL ADOPTION**

EIGHT: 02-25-80

**AMENDMENTS**

09-23-90, 09-24-01, 10-27-03, 03-22-04, 11-22-04,  
01-22-07, 11-24-08, 02-23-15, 7-25-16, 09-26-16,  
6-25-18, 08-27-18