

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Maintenance Responsibility – Mutual Four Only

WHEREAS, the Occupancy Agreement in Seal Beach Mutual Four contains a provision under Article 11, Repairs, paragraph (b), whereby the Corporation shall (among other things) provide and pay for all necessary repairs, maintenance and replacements, except as specified in clause (a) of this article, and

WHEREAS, all additions or alterations to the apartment become Mutual property when attached to the building, and under the residential permit for alterations or additions, the resident shall not look to the Golden Rain Foundation or the Mutual Corporation for reimbursements for, or maintenance of, the addition or the alteration, ..." and

WHEREAS, the Seal Beach Mutual Corporation and General Accounting Principles Guidelines set up specific guidelines and directions for the creation of a reserve fund for the replacement items listed in "Breakdown of Reserve for Replacement," now

THEREFORE BE IT RESOLVED that any repairs, maintenance, or replacement of any additions or alterations to the original structure be the responsibility of and all charges for same be paid by the resident shareholder originally applying for the addition or alteration permit or the successor shareholder resident of that apartment.

BE IT FURTHER RESOLVED that a copy of this resolution, together with a list of all additions and/or alterations added to the original apartment be attached to the escrow agreement in order to inform all successor shareholder residents.

BE IT FURTHER RESOLVED that the existing owner/shareholder, upon the resale or sale of the apartment, shall obtain a one-year warranty on each non-standard appliance and provide all warranties in the escrow packet.

MUTUAL ADOPTION AMENDMENTS

FOUR: 11-07-05 09-11-19