

## **MUTUAL OPERATIONS**

### **SHAREHOLDER/RESIDENT (Mutual 17) REGULATIONS**

#### **Unsanitary Premises and Fire Loading Conditions**

The purpose of this policy is to protect the peaceful, healthy, and safe lifestyle to which each member is entitled by focusing on the prevention of fires, insect and rodent infestation, and unsanitary conditions within member's unit and patio.

Chapter 10 of the 1997 Uniform Housing Code, Section 1001.11, defines in part, hazardous or unsanitary premises as the accumulation of weeds, vegetation, junk, offal (decaying meat products), dead organic matter, debris, garbage, rat harborages, stagnant water, combustible materials, similar materials or conditions on the premises of the unit, or storage inside of the oven or on the stovetop or inside a microwave oven, which may constitute fire, health, or safety issues.

The Occupancy Agreement, Article 5, Premises to be Used for Residential Purposes Only, states in part: "The member shall not permit or suffer anything to be done or kept upon said premises which will increase the rate of insurance in the building, or on the contents thereof, or which will obstruct or interfere with the rights of other occupants, or annoy them by unreasonable noises or otherwise, nor will he commit or permit any nuisance on the premises."

#### **Unsanitary Premises and Fire Loading Conditions – Unit – Patio & Carport**

For purposes of this policy, unsanitary or rodent- and insect-inviting conditions or fire-loading conditions are described as the excessive acquisition and collection of large amounts of objects. Such collections of objects may include, but are not limited to: stacked paper goods, newspapers, books, magazines, mail, trash, stored cardboard boxes, plastic trash bags, food stuffs, cleaning aids, clothing and collectables, pet waste or unclean pet cages, and a lack of ingress and egress at windows and doors.

Additionally, members may not store within their unit, or on their patio, any large amounts of incendiary items such as grease, oil, gasoline, paint or paint thinner, or any other liquids or substances noted to be flammable, or any large amount of hobby materials. Working on hobbies in unit or patio will be permitted by the Mutual Directors on a case-by-case basis, considering the health, safety, welfare, and aesthetics of all residents affected. Also prohibited are construction materials to include but not limited to: stacked wood, siding, metal pieces, welding tools, or any items in support of conducting or practicing a business upon the premises, which is in direct opposition to the terms and protections set forth in this policy.

#### **Unit Fire Inspections and Special Unit Inspections**

Each unit will be inspected at the regular annual or bi-annual Mutual fire/safety inspection

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conducted by the Physical Property Department or any special inspection as ordered by the Mutual Board of Directors, with a duly posted 72-hour notification to the member.

Any infractions will be indicated and the member informed by mail to cure the infraction within 32 days of the date of the letter. A follow-up inspection of the premises will be conducted to assure compliance.

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Source Guides: Mutual Occupancy Agreement, Article (5)  
1997 Uniform Housing Code, Chapter 10 - Substandard Buildings: 1001.11

**MUTUAL ADOPTION****AMENDED****MUTUAL ADOPTION****AMENDED**

ONE: 04-23-15  
TWO: 05-15-14  
THREE: 04-11-14  
FOUR: 04-14-15  
FIVE: 04-15-15  
SIX: 04-24-14  
SEVEN: 04-17-15  
EIGHT: 07-28-14

NINE: 04-14-14  
TEN: 04-23-14  
ELEVEN: 06-22-14  
TWELVE: 09-11-14  
FOURTEEN: 04-15-14  
FIFTEEN: 03-17-14  
SIXTEEN: 04-18-14  
SEVENTEEN: 04-01-14