

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Towing Vehicles – Mutual Nine

A towing program is hereby established which permits the Security Department to remove and store vehicles parked on Mutual Nine (9) property that are inoperable, abandoned, blocking a fire lane or are parked in such a manner as to constitute a hazard. The authority for this action is contained in Section 22658(a) of the California Vehicle Code (CVC).

In conformance with the CVC, an appropriate sign will be posted at both entrance gates warning all who enter Leisure World that it is private property and unauthorized or illegally parked vehicles will be towed away at the vehicle owner's expense.

A. Abandoned or Inoperable Vehicles

Prior to removing an abandoned or inoperable vehicle, the Security Department will:

1. Attach a 72-hour warning notice to the vehicle advising of the violation and intent to tow.
2. After a 72-hour follow-up is made, a registered letter will be sent advising the registered and legal owner of the intent to tow the vehicle away in 10 days if not moved. (See attached form letter.)
3. Before any vehicle is towed, Security personnel will contact the Seal Beach Police Department advising them of intention to tow. They will describe the circumstances and the vehicle, including license plate number, the towing company and at which location the vehicle will be stored.
4. A California Highway Patrol Form 180, Storage Report, will be completed by Security personnel at that time.
5. A tow truck will be called to remove the vehicle and store it at the designated tow storage facility.
6. The Security Department will maintain a current log of all towing transactions in order to provide registered owners information concerning stored vehicles.

B. Towing Vehicles

The Golden Rain Foundation and Mutual No. 9 liability ceases when the towing service removes the vehicle from Leisure World property.

MUTUAL ADOPTION

NINE: 01-09-17

(Jan 17)

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Towing Vehicles – Mutual Nine****7582.9 Form**

ACCOUNT INFORMATION FORM:

 Original Updated _____

Property/Complex Name: Mutual Nine Corporation		
Property Address: 13531 St. Andrews Drive		
City: Seal Beach, CA	Zip: 90740	
TG Map Grid:	Cross Streets:	
Mailing Address (if different than above): P.O. Box 2069 Seal Beach, CA 90740		
Property Management Company <input type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, Name, Address & Phone: Golden Rain Foundation, P.O. Box 2069, Seal Beach, CA 90740		
Manager Name	Asst Manager Name	On-Site Contact Name
Executive Director	Mutual Administration Manager	Security Chief
Phone: 562-431-6586	Phone: 562-431-6586	Phone: 562-431-6586
Fax:	Fax:	Fax:
Email:	Email:	Email:
Security Company <input type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, Name, Address & Phone: Internal Department of Property Management Company (562) 431-6586 Ext# 377		
(2) Board Members Authorized To Sign for Vehicle Removals	1	Title: President
	2	Title: Vice-President
	3	Title: CFO
	4	Title: Secretary
	5	Title: Director
	6	Title: Director
	7	Title: Director
Please Check Appropriate Boxes:		
<input type="checkbox"/> Fire Lane Removals	<input type="checkbox"/> Visitor Only Parking	<input type="checkbox"/> Posted "Tow-Away Zone"
<input type="checkbox"/> Ingress/Egress Interference	<input type="checkbox"/> Mgr Only Parking	<input type="checkbox"/> GRF Policy 1920
<input type="checkbox"/> Within 15' of Fire Hydrant	<input type="checkbox"/> Expired Tags	<input type="checkbox"/> GRF Policy 7502.9
<input type="checkbox"/> Parking Permits	<input type="checkbox"/> No Street Parking	<input type="checkbox"/> GRF Policy 7582.9
<input type="checkbox"/> Handicap Parking	<input type="checkbox"/> Tenants authorized to tow	<input type="checkbox"/> Carport Policy
<input type="checkbox"/> Blocking Garages	<input type="checkbox"/> Time Limit Parking	<input type="checkbox"/>
<input type="checkbox"/> Blocking Dumpster	<input type="checkbox"/> Proof of residence required – Describe:	
<input type="checkbox"/> Double Parked		
Local Rate Jurisdiction:		
Tow Rate:	\$185	
Storage Rate / Day:	\$55	
Other:	Gate Fee: \$92.50 Drop Fee: \$60	