

MUTUAL OPERATIONS**RESIDENT REGULATIONS****GOVERNING DOCUMENT COMPLIANCE**
CORRECTIVE MEASURES AND FINES – MUTUAL SEVENTEEN**Basic Compliance Policy:**

The objective of this Compliance Policy shall be to promote and seek voluntary compliance of residents for themselves, those qualified to reside with them and the residents' visitors, including, but not limited to, guests, employees, contractors, and delivery personnel, with the Seal Beach Mutual No. Seventeen Bylaws, Conditions, 7000 Series Policies, and Rules and Regulations, all as amended and supplemented (collectively, "Governing Documents").

Reporting Violations:

Any resident may report violations. Contact Security, Community Administration, or the Board of Directors.

Such reports shall constitute a complaint and must be documented in writing to include the time, date, nature of violation, circumstances, and location and address of person or persons responsible, if known. The complaint will be provided to the Mutual Board for review and, if necessary, enforcement action.

Enforcement Procedures:

The Mutual Board may, at its discretion, enforce any violation of the "Governing Documents" by pursuing the remedies described below. Notices described in 1. and 2. below shall include a statement inviting the resident to a hearing or informing them of their right to request a hearing.

1. Send an initial notice of violation letter to the resident stating the nature of the alleged violation. In the event that the resident does not take immediate corrective action and continues to be non-compliant, a follow-up notice will be sent which will include a reasonable time within which the resident must voluntarily comply or the Board will impose a fine.
2. Send a notice of violation and intent to impose a fine. Fines will be imposed in accordance with the Mutual's Fine Schedule.
3. An action in law or in equity to recover the sums due for damages injunctive relief or any other appropriate legal or equitable relief that may be available to the Mutual.

(Apr 16)

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Fine Schedule:

A monetary fine in accordance with the Fine Schedule may be imposed after, or concurrent with, notice and opportunity for hearing, and the Board of Directors, or committee appointed by the Board, in its discretion, has determined that a resident is non-compliant with or has violated the “Governing Documents.”

MUTUAL ADOPTION

AMENDMENTS

SEVENTEEN: 04-05-16

(Apr 16)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****GOVERNING DOCUMENT COMPLIANCE****CORRECTIVE MEASURES AND FINES – MUTUAL SEVENTEEN****FINE SCHEDULE**

	1ST offense	2nd and each subsequent and/or continuation of offense
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GENERAL		
Unauthorized, misuse, illegal use, damage or alteration of Mutual property, facilities, landscape or equipment	Warning plus cost of repair	\$100 plus cost of repair
Permitting a nuisance (e.g., loud TV or music); clutter that obstructs or interferes with the right of other residents, or results in an unaesthetic appearance as determined by the Architectural Control Committee	Warning	\$25
Residency/occupancy violations (e.g., unauthorized occupants, guests residing longer than permitted, etc.)	Warning by Security	48 hours after warning, removal by Security
Use of facilities during prohibited hours	Warning	\$25
Verbal or physical abuse of GRF employees, contractors, Directors, or other residents	Warning	\$25
Unauthorized use of laundry facilities	Warning	\$25
ARCHITECTURAL		
Installation of bird feeders or bird houses (except for hummingbird feeders on balconies)	Warning	\$25

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PET REGULATIONS		
Failure to carry pet in interior common areas	Warning	\$50
Allowing excessive noise	Warning	\$50
Damage to property caused by animals	\$50 plus cost of repair	\$100 plus cost of repair
Violation of any other portion of the Mutual's pet policy	Warning	\$50
TRASH ROOMS		
Improper use of Mutual receptacles by residents or their contractors	\$100	\$250
Failure to dispose of items too large for Mutual receptacles	\$100	\$250
PARKING		
Refer to Policy 7502.17 – <u>Parking Regulations</u> – Mutual Seventeen only		