

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations – Mutual Nine

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 noted below. All vehicles must have a current DMV registration and sufficient insurance as mandated by the State of California Vehicle Code (CVC) § 22658 or a SBLW decal issued by the Golden Rain Foundation Security Department affixed and displayed on the lower left windshield, depending on the type of vehicle.
2. Any vehicle that is in non-compliance with these rules may be towed at the owner's expense as specified in CVC § 22658 and in towing Policy 7582.
3. Current fire regulations prohibit the storage of fuel oil or any combustible material in the carport areas.
4. All vehicles, when parked in the carports, must be headed in.
5. In accordance with the Seal Beach Municipal Code 9.20.010, any vehicle leaking oil, anti-freeze, or any other hazardous material is prohibited from parking in a Mutual carport or on a Mutual street or driveway. It is the shareholder's responsibility to clean up any hazardous material. If the Mutual needs to have them cleaned up, the shareholder will be billed for the cleaning. All hazardous waste materials, including kitty litter used for cleanup, must be disposed of at an Orange County-approved hazardous waste site.
6. Carport space may not be rented out to anyone who is not a Mutual Nine shareholder and a member in good standing of the Golden Rain Foundation.
7. Bicycles or tricycles in operating condition and a folding grocery cart may be placed under the cabinets in the shareholder's assigned or rented space. Other vehicles in operating condition, including motorcycles, mopeds, electric carts, bicycles and tricycles, must not be parked between self-propelled land vehicles because that would infringe upon another shareholder's vehicle space. If the shareholder is not using the carport space for an automobile, the space may be used for bicycles or tricycles, but they must be removed on carport cleaning day. Ladders may be hung or placed beneath the shareholder's storage cabinet.
8. At each inspection of the carports by the staff of the Physical Property Department, notice will be given to each shareholder found in violation stating that the improperly stored items must be removed within ten (10) days or the items will be removed at the shareholder's expense.

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations – Mutual Nine

9. Installation of a power outlet in the carport for charging small (non-highway) electric carts is no longer permitted. A registered, fee paying shareholder who already has a power outlet in their carport space can be “grandfathered in” only for charging one cart that the shareholder already owns or a replacement cart that can be charged at the existing outlet. The outlet shall be removed at the end of that shareholder’s occupancy.
10. Any damages sustained to the carport are the responsibility of the shareholder.

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. Any vehicle parked in a carport must bear a current vehicle decal issued by the Seal Beach Leisure World Security Department (except as stated in B. 4.).
3. No person shall park any vehicle in any carport not assigned to him/her without permission from the Mutual Board of Directors (procedure stated in B. 4.) or a temporary visitor form on the dash (B. 6.). Mutual Nine shareholders desiring to change carport assignments must obtain approval of the Mutual Board of Directors so that the change can be properly recorded in the Stock Transfer Office.
4. The request for carport re-assignment, if approved, is only temporary and is valid only 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 unit. The Mutual Corporation retains, at all times, the authority to revoke and cancel this temporary change of carport assignment, at its discretion. The reassignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either unit, with absolutely no exceptions to the rules herein provided.
5. Carport space or storage space may not be rented to or used by anyone who is not a Mutual Nine shareholder and a member in good standing of the Golden Rain Foundation.
6. A shareholder may allow temporary, short-term parking of a vehicle used by a houseguest in their assigned carport during and not to exceed the visitors permitted 60-day stay in any one year period. A form available from a Director or Stock Transfer must contain the beginning and ending dates the vehicle will be parked and the shareholder’s name and unit number shall be placed on the driver’s side of the vehicle’s dashboard to be read outside the vehicle.

(Sept 17)

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations – Mutual Nine**

7. Shareholders are permitted to have a secondary carport storage cabinet installed beneath the existing cabinet. Approval must be obtained from the Mutual Board of Directors and the GRF Physical Property Department prior to installation. The dimensions, color, and hardware on the lower cabinet must match the spacing, color, and hardware on the upper cabinet (see attached sketch SK001 and SK002). The cabinet, if attached to the existing structure or not, will require a permit from the GRF Physical Property Department.
8. ALL Plywood for the cabinet must be ¾-inch thick, treated for termite resistance, and have at least one good side which shall be on the exterior of the cabinet. A standard 60-inch concrete or plastic wheel stop shall be installed far enough from the cabinet to protect it from being hit by a parked vehicle's front bumper. Cabinet may not extend beyond the front edge of the concrete slab under the existing cabinet and may enclose all or a portion of the area beneath the existing upper cabinet. Any vehicle parked in a carport with secondary cabinets installed must not extend beyond the carport drip line.
9. The cabinet to be added requires a Licensed contractor if the cost is over \$500. If the cost is under \$500, the shareholder or Handyman registered with the GRF Physical Property Department may install the cabinet and must follow the GRF Physical Properties Contractors Rules & Regulations. Both the Shareholder and Licensed Contractor Requirements for General Liability Insurance, Additional Insured Endorsement(s), and Workers Compensation Insurance if applicable. Unless otherwise authorized by the Mutual Board of Directors no work will be permitted on weekends or holidays according to the GRF Physical Property Contractor Rules & Regulations. A prefabricated plastic cabinet built and designed for outdoor use may be submitted for approval.
10. Any shareholder who installs a secondary carport storage cabinet without Board approval and a permit from the Physical Property Department must, upon receipt of a written notice of violation, cure that violation within ten (10) days (the "cured period"). If the violation is not cured within the cure period, the cabinet will be removed and any resulting damage to the carport repaired at the shareholder's expense.
11. At sale or transfer the new shareholder must accept responsibility for the cabinet or it must be removed and any resulting damage to the carport repaired at seller's expense.
12. Any other construction which involves the Mutual's carports, walls, floors, beams or ceilings is not permitted.

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations – Mutual Nine****C. Mutual Driveway/Roadway Restrictions**

1. The speed limit on all Mutual 9 streets are 10 miles per hour. All vehicles must park in the direction traffic flows. Parking on Mutual 9 driveways is limited to 2 hours, 30 minutes in green zones and is not allowed in the red zones or yellow loading zones.
2. Mutual Nine shareholder RVs may park on driveways up to 48 hours for loading and unloading only. Visitor and vacation RVs may ONLY park on Trust streets and at Clubhouse 4 designated lot as permitted in GRF's Policy 1920.

D. Inoperable or Leaking Vehicles

1. Inoperable, wrecked, unlicensed, or vehicles leaking fluids may not be brought into or parked on Mutual Nine property. Mutual Nine requests that GRF not allow such vehicles to be parked within 10 feet of Mutual Nine property.
2. Mutual Nine shareholders are responsible for prompt and thorough removal of any leaking fluids or spills that they or their visitors have caused.

E. Towing Vehicles

Pursuant to Clause (1) of subparagraph (E) of paragraph (1) of subdivision (1) of Section 22658 of the California Vehicle Code:

The Security Department is hereby authorized by the Board of Directors of Mutual Nine to cause the REMOVAL AND TOWING OF A VEHICLE WHICH IS PARKED ON ANY MUTUAL NINE PROPERTY LOCATED WITHIN 15 FEET OF A FIRE HYDRANT OR IN A FIRE LANE, OR IN A MANNER WHICH INTERFERES WITH AN ENTRANCE OR EXIT FROM THE PRIVATE PROPERTY, so long as such towing conforms to the other provisions of said Section 22658.

The Security Department is further authorized to cause the removal and towing of a vehicle that is in violation of Seal Beach Mutual No. Nine policies on Mutual No. Nine property when authorized by a majority vote of a Board quorum in compliance with CA Civil Code §4910-4925 of the Davis-Stirling Open Meeting Act and signed by the Mutual President and one other Officer.

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations – Mutual Nine

Mutual Nine relies on the assurance of the Golden Rain Foundation that appropriate signage is and will continue to be posted at all shareholder entrances to the Seal Beach Leisure World community and that all vehicle code reporting and notice requirements will be met.

Any towing that results from this authorization will be at the vehicle owner's expense in conformity with the provisions of Section 22658.

F. Sidewalk Traffic

1. Gasoline-powered vehicles are prohibited from using sidewalks in this Mutual. Exceptions shall be limited to the following:
 - a. Emergency medical vehicles belonging to the Health Care Center
 - b. Service vehicles designated for sidewalk use belonging to the GRF
 - c. Service vehicles designated for sidewalk use belonging to contractors or vendors doing business with shareholders or the Mutual Nine Corporation
2. Due to potential safety hazards, Mutual Nine shareholders and their visitors may not use roller skates, roller blades, or skateboards on Mutual Nine property.
3. Except for employees working in Leisure World, visitors residing outside Leisure World may ride bicycles or tricycles on Mutual Nine sidewalks or streets only if accompanied by a shareholder.
4. No vehicle may be parked on any Mutual Nine walkway. (Exceptions for vehicles listed in F. 1. when necessary.)
5. Mutual Nine shareholders parking their electric carts at their unit must park on the charging pad. (Policy 7425.09 – Garden Areas, Trees, Shrubs, Turf Areas, Item 5.)

G. Enforcement

1. Remedies to cure violations of this policy will be determined by the Mutual Nine Board of Directors as permitted by the governing documents and applicable law and may include fines.
2. The Mutual Nine Board of Directors, Mutual Administration, Physical Property, and Security will provide warnings or citations and follow through as needed when approved by the Mutual Nine Board.

(Sept 17)

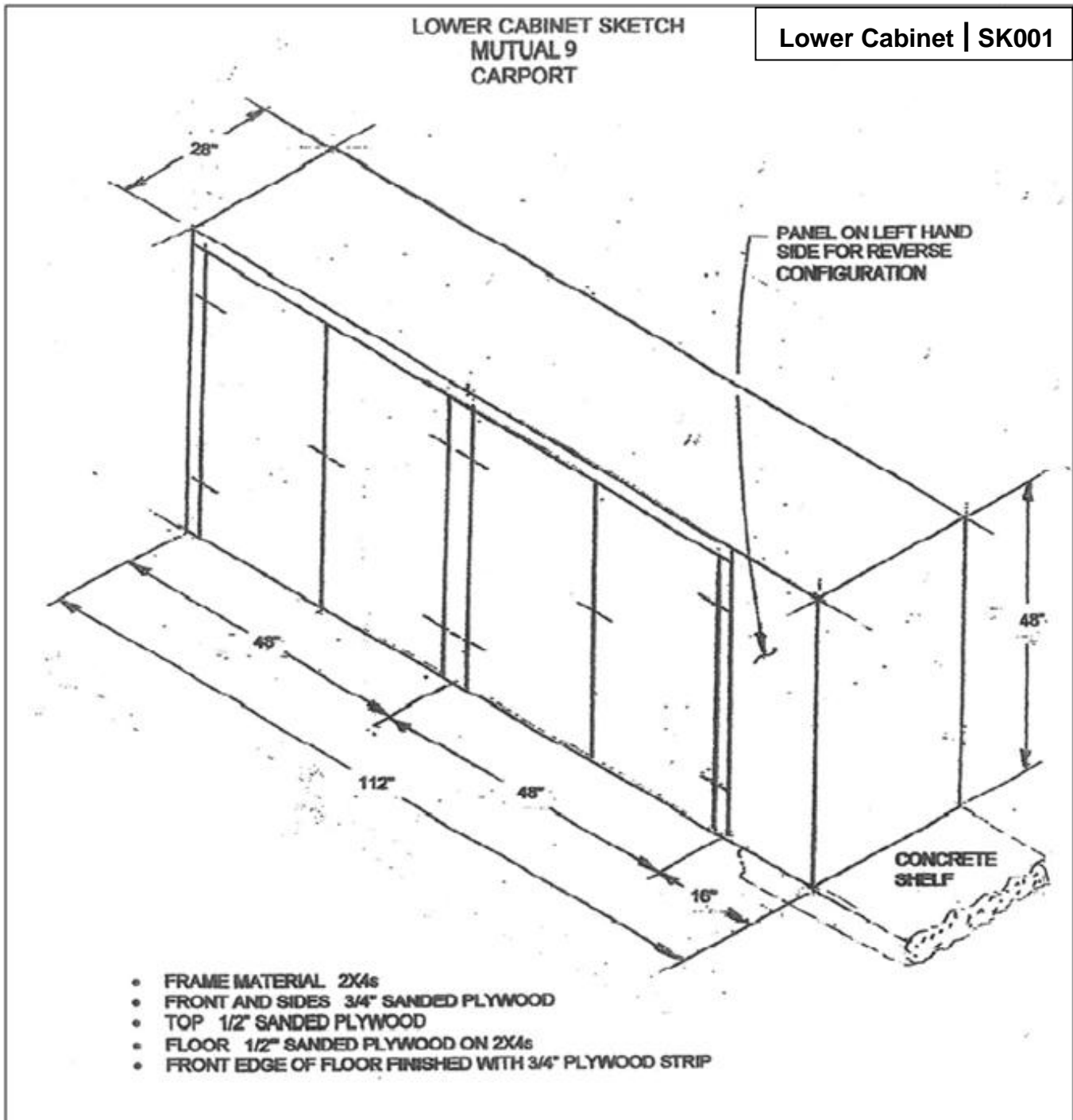
MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carpport Regulations – Mutual Nine**

3. Security may remove a parking decal from a Mutual Nine vehicle on Mutual Nine property when the shareholder is in violation of GRF Policy 1920 or 1920.1 but only after informing the shareholder and the Mutual Nine President in person, by phone, e-mail or certified letter and providing the shareholder, when possible, an opportunity to cure the violation.

4. Inclusions and exclusions of GRF Policy 4090 noted in Policy 7581.12 – Enforcement of Traffic Regulations are reflected in this policy. To the extent of any conflict between GRF Policy 1920 or 1920.1 and this policy, Mutual Nine Policy 7502.9 – Carport Regulations and Common Area Traffic Policy shall prevail on Mutual Nine Corporation property.

MUTUAL OPERATIONS

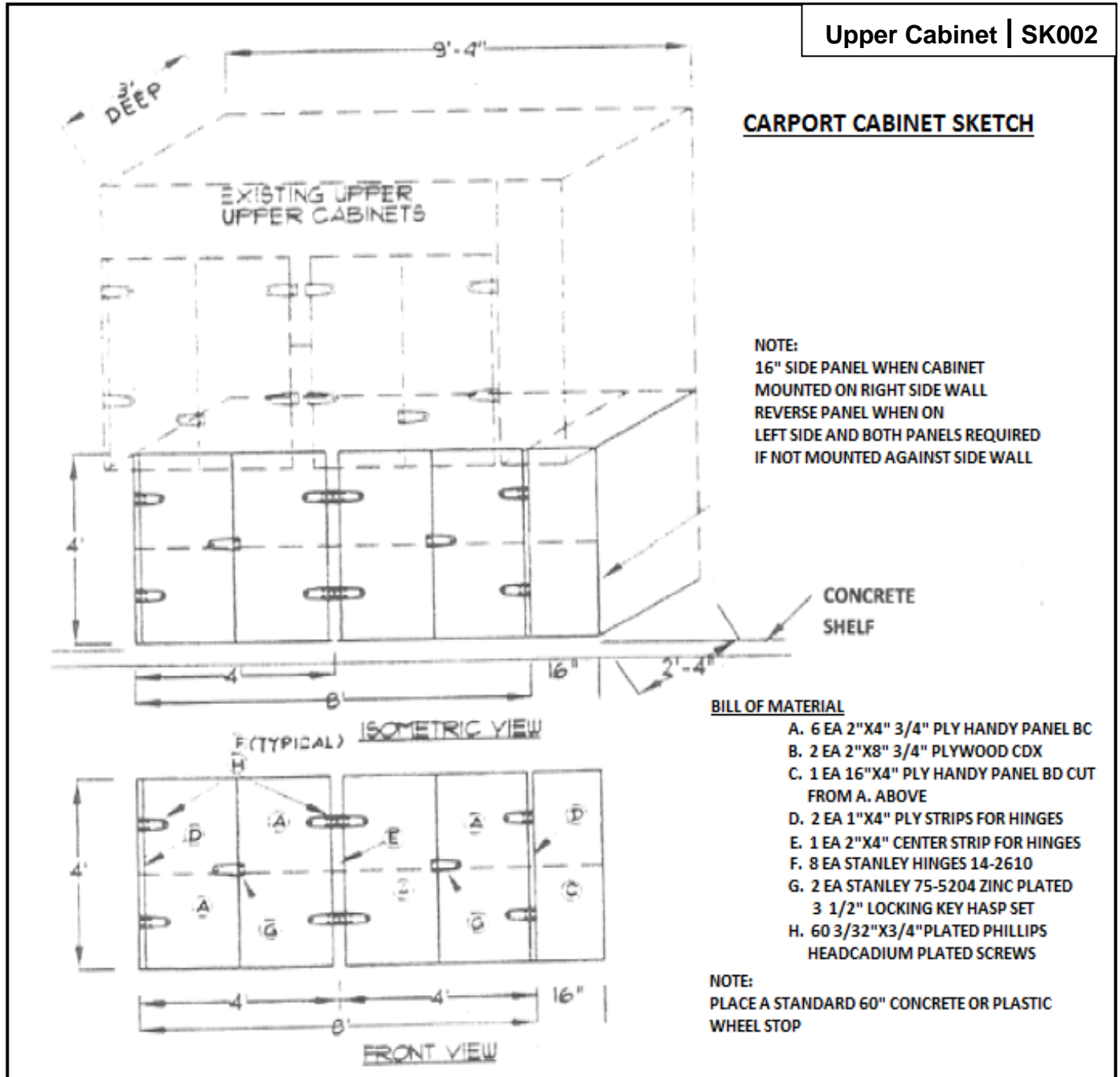
SHAREHOLDER REGULATIONS

Carport Regulations – Mutual Nine

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations – Mutual Nine



MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations – Mutual Nine****CONTRACTOR REQUIREMENTS**

(CONTRACTORS EARNING \$5,000 OR MORE FOR ANY SINGLE PROJECT)

Contractor shall submit (and keep current) the following documentation to the Physical Property Department:

1. Business card
 2. Photocopy of Contractor's License (wallet size)
 3. Photocopy of City of Seal Beach Business License (May be obtained when pulling 1st City Permit)
 4. Federal Tax ID Number: _____ or W-9
 5. Certificate of Insurance noting a thirty (30) day Notice of Cancellation.
 - A) Insurance Carrier Rating
Insurance Carriers shall be "A RATED or BETTER" by AM Best Insurance Rating standards
 - B) General Liability Insurance
\$1,000,000 combined single limits
Bodily Injury & Property Damage
 Inclusive of:
Premises/Operations
Owners & Contractors Protective
Products/Completed Operations
Personal Injury
 - C) Additional Insured Endorsement(s)
Separate endorsement(s) shall name both entities listed below as Additional Insured. Additional Insured status coverage shall include Ongoing and Completed Operations.
Golden Rain Foundation
Seal Beach Mutuals 1 - 17
 - D) Workers Compensation Insurance
Statutory (Employers Liability) - \$1,000,000 minimum limits, or as required by the State of California
 - E) Workers' Compensation Waiver of Subrogation Endorsement applicable in California
A separate endorsement waiving subrogation against Golden Rain Foundation and Mutuals 1-17 for losses arising from work performed by or on behalf of the named insured.
 - F) Auto Liability Insurance
\$1,000,000 combined single limits, Bodily injury & Property Damage.
Inclusive of: Scheduled and/or, non-owned/hired Auto's (minimally)
 6. EPA Lead Renovation, Repair and Painting Certificate.
 7. Asbestos - Contractors are responsible for any and all testing and abatement necessary to comply with code.
 8. An Orientation Meeting must be scheduled with the Physical Property Supervisor prior to final approval.
 9. Invoices Mail:
Golden Rain Foundation or Seal Beach Mutual 1-17
Attn: Accounts Payable
PO Box 3519
Seal Beach, CA 90740
Email: grfan@lwsb.com
10. Are Sub contractors going to be utilized? Yes No
- If yes, contractor hereby confirms that all sub-contractor(s) utilized by said contractor shall comply with the insurance requirements set herein prior to commencement of work. Contractor shall be responsible to ensure that its authorized representatives, employees, agents and any parties doing work on contractor's behalf, are in compliance with listed requirements.
11. Confirmation of acceptance of terms:
I hereby agree to comply with and maintain all requirements as stated above.

Company _____

Signature _____ Date _____
ContractorSignature _____ Date _____
GRF Representative

The Certificate of Insurance shall be mailed, e-mailed and/or faxed to:

Golden Rain Foundation and Mutuals 1-17
Physical Property Department
P.O. Box 2069
Seal Beach, CA 90740-4344

562-431-8588, Ext. 352
562-431-5318-Fax
sharonh@lwsb.com

**IF YOUR INSURANCE BROKER/CARRIER REQUIRES CLARIFICATION OF THESE REQUIREMENTS, PLEASE
HAVE THEM CONTACT DLD INSURANCE AT 949-553-5696
MARIA SANDUCCI AT MSANDUCCI@DLDINS.COM**

rev. 10/23/2014

MUTUAL OPERATIONS**SHAREHOLDER REGULATIONS****Carport Regulations – Mutual Nine**

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 10 07 04**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

CG 20 10 07 04

© ISO Properties, Inc., 2004

Page 1 of 1 □

MUTUAL ADOPTION

NINE: 01-13-97

(Sept 17)

AMENDMENT(S)

04-14-14, 09-14-15, 01-09-17, 08-14-17