



Board of Directors

Agenda

Clubhouse Four
Monday, April 5, 2021, 10:00 a.m.
Via Live Stream

To view the live GRF Board meeting:

- Go to www.lwsb.com
- The live streaming uses YouTube live and terminates at the close of the meeting

- 1) Call to Order/Pledge of Allegiance
- 2) Roll Call
- 3) President's Comments
 - a) Announcements
- 4) Shareholder/Member Comments
 - a) Written, submitted prior to meeting
 - b) Verbal, via live streaming

Note: Foundation Shareholder/Members are permitted to make comments before the meeting business of the Board begins. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. (Civ. Code §4925(b).) Time limits, per speaker, are limited to:

- 4 - minute limit per speaker, when there are no more than 15 speakers
 - 3 – minute limit per speaker, 16 - 25 speakers
 - 2 – minute limit per speaker, over 26 speakers
- 5) New Business
 - a) AB 3182
 - i) FINAL VOTE: 70-1406-1, Limitations on Use of Trust Property – Rules (Mrs. Damoci, pp.1-8)
 - b) Architectural Design and Review Committee
 - i) Approve Statue Relocation (Mr. Dodero, pp. 9-12)
 - c) COVID -19 Ad hoc Committee
 - i) Adopt 70-1449-1, California COVID Action Levels (Ms. Heinrichs, pp.13-16)

d) Executive Committee

- i) FINAL VOTE: Amend 30-5093-2, Member/Owner (M/O) Renter/Lessee (R/L) Rules of Conduct, Non-compliance with Rules of Conduct – Fines and Penalties (Ms. Gerber, pp. 17-20)

e) Consent Calendar: Security, Bus & Traffic Committee (pp. 21-84)

- i) FINAL VOTE: Adopt 80-5580-1, Entry Passes – Rules (pp. 21-24)
- ii) FINAL VOTE: Adopt 80-1930-1, Traffic – Rules (pp. 25-30)
- iii) FINAL VOTE: Adopt 80-1937-1, Parking- Rules (pp. 31-38)
- iv) FINAL VOTE: Adopt 80-1937-2, Parking- Fines (pp. 39-42)
- v) Rescind 80-5536-1, Guest Passes (pp. 43-46)
- vi) Rescind 80-1920-1, Traffic Rules and Regulations (pp. 47-60)
- vii) Rescind 80-1925-1, Traffic Rules and Regulations – Enforcement on Trust Property (pp. 61-64)
- viii) Rescind 80-1927-1, Parking Rules for Trust Property (pp. 65-80)
- ix) Rescind 80-1928-1, Golf Cart and Low Speed Vehicle Rules (pp. 81-84)

f) General

- i) Non-budgeted Funding Request, Reward (Mr. Friedman, p. 85)

6) Board Member Comments

7) Next Meeting/Adjournment

Next regular GRF Board of Directors meeting, Tuesday, **April 27, 2021, 10:00 a.m.**,
Clubhouse Four.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: AB 3182 AD HOC COMMITTEE
SUBJECT: **FINAL VOTE:** AMEND 70-1406-1, LIMITATIONS ON USE OF TRUST
PROPERTY - RULES
DATE: MARCH 22, 2021
CC: FILE

At the February 23 meeting of the GRF Board of Directors, the Board voted to tentatively amend 70-1406-1, Limitations Use of GRF (Trust) Facilities, pending a 28-day notice period to Foundation members. The document draft was published in the March 4 edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

No correspondence was received during the 28-day notification to the membership period.

I move to amend 70-1406-1, Limitations Use of GRF (Trust) Facilities, updating document language, updating the Trust Facilities which legal residents in good standing may use, establishing a minimum age for table tennis use, adding radio-controlled device usage as prohibited and establishing rules for reservations of Clubhouses for bingo games. Further, the rules include notice that the Recreation Committee and/or Department must approve revenue-generating reservations, personal trainers, and use of any Clubhouse by GAF on holidays, as presented.



RECREATION

Limitations on Use of Trust Property – Rules

Limitations have been placed on certain Golden Rain Foundation (GRF) Trust facilities. The Recreation Department (RD) is authorized to verify the status of any user and may enlist the Security Department (SD) and/or other agencies to enforce this policy.

1. THE FOLLOWING TRUST FACILITIES ARE PROVIDED FOR THE USE OF GRF MEMBER ~~LRs~~ LEGAL RESIDENTS (LR) ONLY IN GOOD STANDING:

- 1.1. Car wash;
- 1.2. Fitness Center ~~Exercise room~~ (Policy 70-1466-1);
- 1.3. Golf course (Policy 70-1429.01-1 & 70-1429.02-1);
- 1.4. Lapidary room/art room/ceramics room;
- 1.5. Swimming pool (Policy 70-1468-1);
- 1.6. Woodshops;
- 1.7. Multi-use Court;
- ~~1.8.~~ Bocce Ball Court;
- ~~1.9.~~ Library/Veterans' Plaza;
- ~~1.10.~~ Knowledge and Learning Center/Test Kitchen;
- ~~1.11.~~ RV Lot/1.8 Acres;
- ~~1.8.~~ ~~1.12.~~ Golf hitting cage.

All other Trust facilities are provided for the use of GRF Member LRs in good standing and their guests who are at least eighteen (18) years old except for private functions and twelve (12) years old for use of table tennis. Member LRs must be present at all times when guests are using these facilities.

Caregivers may assist Member LRs who use the facilities and remain with them, but they may not use the above facilities themselves.

Special events take precedence when approved by the RD.

2. DUE TO SAFETY FACTORS, THE FOLLOWING LIMITATIONS MUST BE ADHERED TO:

- 2.1. Power equipment, such as the equipment used in the lapidary room, woodshop or ~~exercise room~~ Fitness Center, shall not be used except under the supervision of a RD approved attendant or supervisor.
- 2.2. Football, baseball, soccer, hockey, ~~basketball~~ and other contact sports may not be played on GRF Trust property due to the possibility of injury to Member LRs and/or guests.
- 2.3. Risers may not be stacked upon one another for any activity in a clubhouse; and
- 2.4. Use of skateboards, razor-type scooters, roller skates, hoverboards, a Segway, ~~or roller blades~~ or radio-controlled devices are prohibited on all Trust property.



RECREATION

Limitations on Use of Trust Property – Rules

3. THE FOLLOWING LIMITATIONS MUST BE ADHERED TO FOR CRAFT FAIRS, FLEA MARKETS, RUMMAGE SALES, AND SWAP MEETS EXCLUDING THE GRF ARTS AND CRAFTS FESTIVAL: (POLICY 70-1480-1)

- 3.1. Will not be allowed for a four-week period prior to the GRF Arts and Crafts Festival;
- 3.2. The maximum number of tables allowed shall be approved by the RD;
- 3.3. All items for sale must be sold by GRF Member LRs; and
- 3.4. Operations will be monitored by the RD to ensure that all rules are followed.

4. QUALIFYING GRF CLUBS/ORGANIZATIONS MAY RESERVE CLUBHOUSES SPACE FOR THE PURPOSE OF CONDUCTING BINGO GAMES UNDER THE FOLLOWING CONDITIONS:

- 4.1. The Club or Organization must be exempted from the payment of the bank and corporation tax pursuant to California Penal Code Section 326.5;
- 4.2. All receipts from bingo games must be used for charitable purposes;
- 4.3. Specifically, all profits from the game must be used to directly benefit shareholder/GRF LRs, in consideration of which the profits may be donated to various Leisure World charitable organizations;
- 4.4. Golden Rain Foundations, and specifically the Recreation Committee reserves the right to determine what organizations may be recipients of the profits in the case of a dispute;
- ~~The Club of Organization must obtain and present a valid gaming permit used by the City Council of the City of Seal Beach, pursuant to Seal Beach Municipal Code Section 7.20.40(D)(2);~~
- 3.4.4.5. No Club of Organization will be permitted to conduct bingo games more than 12 hours per calendar month.

4.5. CLUBHOUSE RULES

The following rules are to be posted in all clubhouses for the information and guidance of all concerned:

- 4.1.5.1. Clubhouse lobbies will be available for reservations with RD head approval. Lobby furniture may only be moved by custodial staff;
- 4.2.5.2. Dining and kitchen facilities shall be cleaned by the reserving member LR after being used. (Policy 70-1411-1);
- 4.3.5.3. Clubhouse One (1) and Clubhouse Two (2) Picnic Area shall be cleaned by the reserving member LR after being used, except for the BBQ;
- 4.4.5.4. BBQ's will be cleaned by the custodians after it has cooled down;
- 4.5.5.5. The regulation of the thermostats shall only be controlled by the custodian on duty;

(Jan 20)

GOLDEN RAIN FOUNDATION Seal Beach, California



RECREATION

Limitations on Use of Trust Property – Rules

- 89 ~~4.6.5.6.~~ Malfunctioning and/or damaged equipment shall be reported to the custodian
 90 or the RD;
 91 ~~4.7.5.7.~~ Items shall not be hung on window coverings or partitions at any time;
 92 ~~4.8.5.8.~~ Only blue low tack painters' tape shall be used to attach items to the walls – no
 93 other type of adhesive is authorized. Push pins or tacks may be used to attach
 94 items to the soundproofing panels. No push pins or tacks can be used on walls.
 95 Any cost to repair will be charged to reserving party;
 96 ~~4.9.5.9.~~ Items shall not be stored in any area of any Clubhouse without RD approval;
 97 ~~4.10.5.10.~~ Decibel sound levels inside clubhouses and outdoor entertainment areas
 98 should not exceed eighty (80) decibels and will be monitored by staff on duty;
 99 ~~4.11.5.11.~~ Children under the age of eighteen (18) years shall remain under the
 100 constant visual supervision of an adult;
 101 ~~4.12.5.12.~~ No Smoking (Policy 70-1412.02-1);
 102 ~~4.13.5.13.~~ Only licensed Service or Emotional Support Animals, duly registered with
 103 Stock Transfer, are permitted in or on Trust property. (Policy 50-1023-1);
 104 ~~4.14.5.14.~~ Power-driven mobility devices operated inside the clubhouses shall display
 105 an authorized handicap decal issued by the SD. The vehicle shall be operated
 106 at the lowest possible speed at all times within a clubhouse. Electric wheelchairs
 107 are exempted;
 108 ~~4.15.5.15.~~ Any person, persons or activities which disturb an event shall be brought to
 109 the attention of the custodian or the SD;
 110 ~~4.16.5.16.~~ All damages, repairs or unusual cleaning costs shall be the responsibility
 111 of the reserving Member LR;
 112
 113 ~~4.17.5.17.~~ Member LRs shall notify the RD when a caterer will be used. (Policy 70-
 114 1431-1);
 115 ~~4.18.5.18.~~ Candles shall only be used in Trust facilities without carpeting;
 116 ~~4.19.5.19.~~ GRF reserves the right to disallow the use of Trust property to any Member LR at
 117 any time; and
 118 ~~4.20.5.20.~~ GRF and custodial staff meal and break periods must be adhered to without
 119 interruption (California Labor Laws)

5.6. SPECIFIC RULES OF CLUBS OR ORGANIZATIONS USING TRUST PROPERTY

Any club or organization using Trust property cannot make rules or regulations that conflict with the established rules and regulations of the GRF.

Neither the GRF, nor staff employed by the GRF, may become involved with enforcement of club or organization rules or regulations.

6. ELIGIBLE CLUBS AND ORGANIZATIONS

~~GRF Trust facilities shall be maintained and preserved for the social, cultural and recreational benefit of all GRF Member LRs. Rules shall be reasonable, and yet not allow~~

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GOLDEN RAIN FOUNDATION Seal Beach, California



RECREATION

Limitations on Use of Trust Property – Rules

for exploitation of Member LRs by individuals, groups, clubs or organizations.

Standard practices to be followed by clubs or organizations using GRF Trust facilities shall include the following:

- ~~6.1. The club or organization shall have a defined purpose. A current annual application, with bylaws attached, must be filed with the RD.~~
- ~~6.2. There shall be an annual business meeting, including election of at least three (3) officers, and financial accounting to Member LRs of the club or organization of all funds.~~
- ~~6.3. The club or organization shall specify a regularly scheduled meeting time and place.~~
- ~~6.4. The RD shall be kept informed of any change of officers, By-laws or purpose of the club.~~
- ~~6.5. Although Member LRs are allowed to invite guests, no club may advertise or publicize its activities so as to infer its member LRship or events are open to non-GRF Member LRs.~~
- ~~6.6. Caregivers cannot belong to any club.~~
- ~~6.7. Should a complaint be lodged by a member LR of a club for any reason, the RD can require all pertinent detailed documentation needed to resolve the complaint:~~
 - ~~6.7.1. If a club refuses to comply with the request, they can have their use of Trust property suspended until they do;~~
 - ~~6.7.2. If the complaint is found to be valid, the club will be given 30 days to remedy;~~
 - ~~6.7.3. If the club fails to comply, the club's status as a recognized club in LW may be terminated, and all further use of Trust property will cease;~~
 - ~~6.7.4. The Club has the right to appeal the RDs' decision to the Recreation Committee. Appeal must be in writing to the Recreation Committee Chair; and~~
 - ~~6.7.5. A final appeal to the GRF Board, must be requested in writing to either the Executive Director or GRF President.~~
- ~~6.8. GRF reserves the right to disallow the use of any Trust property to any club or organization at any time.~~

7. USE OF CLUBHOUSE FACILITIES BY OUTSIDE ORGANIZATIONS

GRF Member LRs in good standing that belong to an organization outside of the community may be permitted to reserve a clubhouse facility once each calendar year for an event by that organization if space is available, for a fee. Member LRs are responsible for the organizations' activities and shall ensure that the organization follows all established rules relating to Trust property use. In the event that more than one Member LR belongs to the same outside organization, that organization is still limited to

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GOLDEN RAIN FOUNDATION Seal Beach, California



RECREATION

Limitations on Use of Trust Property – Rules

one invitation per calendar year.

There will also be a non-refundable usage fee depending on the number of attendees. See policy 70-1406-2.

8. GRF SPONSORED ACTIVITIES

Revenue-generating reservations will be approved by the Recreation Committee.

~~Member~~LRs are able to invite guests as long as the number of guests does not comprise a majority of the attendees.

9. HOURS

9.1. The clubhouses will be open for the use of ~~Member~~LRs and guests accompanying them from 7:30 am to 10:00 pm.

9.2. Hours of operation for the ~~Exercise Room~~Fitness Center, Golf Course, and Swimming Pool will be determined administratively;

9.3. The ~~Exercise Room~~Fitness Center, Golf Course, Multi-use court, Bocce ball, and Swimming Pool will be limited to ~~Member~~LRs. Caregivers or guests are not permitted to use these areas;

9.4. The ~~Exercise Room~~Fitness Center, Golf Course, and Swimming Pool will be closed Thanksgiving, Christmas and New Year's Day;

9.5. Any Trust facility may be closed at any time for maintenance;

9.6. No personal trainers are allowed in the ~~Exercise Room~~Fitness Center; personal trainers will be approved by the Recreation Department and the Recreation Committee;

9.7. The Amphitheater will be available for use by recognized clubs and organizations by reservation only. (Policy 70-1412.02-1);

9.8. The Golden Age Foundation can use the hospitality area in any Clubhouse, on any holiday, for the benefit of the ~~Member~~LRs, with approval of the Recreation Committee;

9.9. Clubhouses One (1), Two (2), Four (4), and Six (6), ~~and building Five (5)~~ will be closed Thanksgiving, Christmas and New Year's Day. Exceptions are at the discretion of the RD;

9.10. Any permanent operational time change(s) must be approved by the Recreation Committee.

10. NOTICE OF CLOSING

Whenever it may become necessary to close down or limit the use of any Trust facility for a non-emergency reason, advance notice of up to one month is to be given to the RD, who, will give proper notification to all concerned.



RECREATION

Limitations on Use of Trust Property – Rules

11. CHARGES

- 11.1.** Charges will be assessed for clubs and/or private parties using Trust facilities when the scheduled or actual use extends beyond the official hours, or when additional help or special accommodations are is required. The rate to be used is the lowest established billing rate currently in effect as determined and published by the Accounting Office. In the event of overtime, a minimum of one hour will be charged;
- 11.2.** Parties requesting the use of meeting rooms will be required to pay all charges for damages, repairs or unusual cleaning costs.
- 11.3.** See 70-1406-2, Limitation on Use, Fees.

Document History

| | | | | | |
|----------|-----------|----------|-----------|----------|------------|
| Adopted: | 19 Oct 71 | Amended: | 16 May 78 | Amended: | 18 Sept 79 |
| Amended: | 15 Nov 83 | Amended: | 19 Aug 86 | Amended: | 21 Oct 86 |
| Amended: | 16 Aug 88 | Amended: | 31 Jan 95 | Amended: | 20 Aug 96 |
| Amended: | 17 Mar 98 | Amended: | 19 May 98 | Amended: | 21 Jul 98 |
| Amended: | 16 Sep 03 | Amended: | 20 Mar 07 | Amended: | 28 Apr 14 |
| Amended: | 13 Apr 17 | Amended: | 19 Dec 17 | Amended: | 23 Jul 19 |
| Amended: | 28 Jan 20 | | | | |

Keywords: Recreation Trust Property [Bingo](#) [Fundraisers](#)

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: ARCHITECTURAL DESIGN AND REVIEW COMMITTEE
SUBJECT: RELOCATION OF THE STATUE, PREVIOUSLY LOCATED AT THE CORNER OF GOLDEN RAIN AND ST ANDREWS.
DATE: MARCH 25, 2021
CC: FILE

At the March 25, 2021 meeting of the Architectural Design and Review Committee, the Committee reconsidered the location of the donated statute installed at the corner of St Andrews and Golden Rain, per the Committees action of February 6, 2020, and subsequent Committee review on March 15, 2021.

The Executive Director recapped comments received to the GRF Webmaster and Executive Director though March 16, 2021:

Total comments received, 118.

- 99 unfavorable
- 19 favorable

Relocation suggestions

- Library/Veterans Plaza, 32
- Mission Park (Serenity Garden and Pickleball), 6
- Non-Trust Property (M1 or Church), 3

All suggestions on a possible relocation were reviewed, noting a clear majority of the comments supported relocation to the Library, Exhibit A.

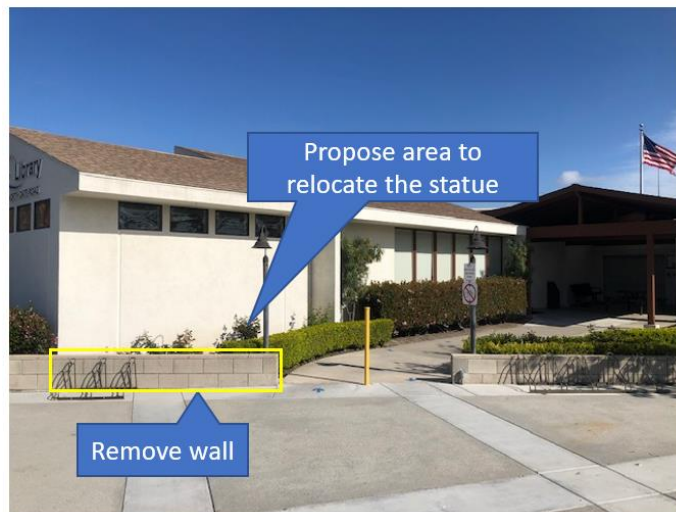
The Committee duly moved and approved to recommend to the Board relocation of the statute to the Library and directed the Executive Director to remove and store the statute pending Board action, based upon random acts to vandalism the statue.

GRF contractor of record, JR Jurado, has generous donated, time and materials required to construct the base for the statue at the library. General labor to prepare the area and relocate the statue will be accomplished by GRF staff.

I move to approve the placement of the donated statue at the Library, as generally depicted in Exhibit A, and authorize the Executive Director to take due actions, including acceptance of the donation by JR Jurado of time and materials to construct the statue base.

Exhibit A

Library/Veterans' Plaza



Conceptual rendering



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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COVID 19 AD HOC COMMITTEE
SUBJECT: ADOPT 70-1449-1 CALIFORNIA COVID ACTION LEVELS
DATE: MARCH 24, 2021
CC: FILE

At the COVID 19 Ad hoc Committee meeting of March 17, 2021, the Committee moved to recommend the GRF Board adopt 70-1449-1, California COVID Action Levels.

I move to adopt 70-1449-1, California COVID Action Levels, which sets forth the criteria and related evaluation tools to determine the opening and closing of Golden Rain Foundation Trust properties in response to changing COVID-19 conditions, as presented.

**California COVID Action Levels****1. PURPOSE**

This document sets out the criteria and related evaluation tools to determine the opening and closing of Golden Rain Foundation (GRF) Trust properties in response to the change of Covid 19 conditions.

2. CALIFORNIA COVID ACTION LEVELS

2.1. Purple **Widespread** (Stay home lockdown)

2.2. Purple **Widespread**

2.3. Red **Substantial**

2.4. Orange **Moderate**

2.5. Yellow **Minimal**

2.6. The County must remain at lower tier statistics for 3 consecutive weeks before being changed to lower level.

3. GRF CRITERIA FOR CHANGE OF TRUST PROPERTY USAGE

3.1. Our urban location is surrounded by 3 large counties with tier ratings. GRF may consider its rating judgements based on the status of those 3 counties (Los Angeles, Riverside and San Bernardino) plus that of Orange County.

3.2. Many of our employees, vendors and Authorized Resident's relatives and friends reside and work in those counties.

3.3. GRF will operate on the basis that moving to a lower level requires that 3 of the 4 counties are also on a lower level.

3.3.1. GRF **must** remain at the Orange county level as a minimum.

4. HIGHEST EMERGENCY: PURPLE LEVEL (Stay at Home – Lockdown)

4.1. GRF closes all Trust properties for recreational use. (Café, Mini-farms and RV Lot open with no staff support).

4.2. Only Security, Maintenance for plumbing and electrical emergencies, minimal Administration staffing. Some services may be provided via Zoom.

4.3. Masks must be worn by all staff.

4.4. Social distancing must be observed.

4.5. Masks must be worn when approaching any GRF employee.

**California COVID Action Levels****5. HIGHEST EMERGENCY: PURPLE LEVEL (MINIMAL OPENING FOR URGENT NEEDS)**

- 5.1.** GRF closes most Trust properties for recreational use.
- 5.2.** Only Security, Maintenance for plumbing and electrical emergencies, minimal Administration staffing. Some services may be provided via Zoom.
- 5.3.** Masks must be worn by all staff.
- 5.4.** Social distancing must be observed.
- 5.5.** Masks must be worn when approaching any GRF employee.

6. PHASE ONE: RED LEVEL

- 6.1.** GRF may open Trust properties with Phase One procedures.
- 6.2.** Masks must be worn when approaching any GRF employee.
- 6.3.** Social distancing must be observed.
- 6.4.** Masks must be worn as noted in procedures.

7. PHASE TWO: ORANGE LEVEL

- 7.1.** GRF may open Trust properties with Phase Two procedures.
- 7.2.** Masks must be worn when approaching any GRF employee.
- 7.3.** Social distancing must be observed.
- 7.4.** Masks must be worn as noted in procedures.

8. PHASE THREE: YELLOW LEVEL

- 8.1.** GRF may open Trust properties with Phase Three procedures.
- 8.2.** Masks must be worn when approaching any GRF employee.
- 8.3.** Social distancing must be observed.
- 8.4.** Masks must be worn as noted in procedures.

Document History

Adopted: XX XXX 21

Keywords: COVID Criteria Levels Recreation

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: **FINAL VOTE:** AMEND 30-5093-2, MEMBER/OWNER
(M/O)/RENTER/LESSEE (R/L) RULES OF CONDUCT, NON-COMPLIANCE
WITH RULES OF CONDUCT – FINES AND PENALTIES
DATE: MARCH 22, 2021
CC: FILE

At the February 23 meeting of the GRF Board of Directors, the Board voted to tentatively amend Member/Owner (M/O) Renter/Lessee (R/L) Rules of Conduct, Non-compliance with Rules of Conduct – Fines and Penalties, pending a 28-day notice period to Foundation members. The document draft was published in the March 4 edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

One item of correspondence was received during the 28-day notification to the membership period and is attached.

I move to amend 30-5093-2, Member/Owner (M/O) Renter/Lessee (R/L) Rules of Conduct, Non-compliance with Rules of Conduct – Fines and Penalties, clarifying document language, the review process of egregious offences, and specifying that GRF-contracted service providers will be protected while on Trust Property or while working in Mutuals, as presented.

Re: Governing documents 30-5093-2 m/o Rules of Conduct, Non-Compliance with Rules of Conduct – Fines and Penalties

I'm against monetary fines for what the Board may term as offenses".

My GRF Director should not have power to decide egregious offenses and make fines or penalties. Having fines can open the possibility for the executive staff and the Board to "jump the gun" and cause more problems than necessary. You may be opening the door for more lawsuits.

Drop these first, second and third offense fines. If there is egregious offenses, enlist the Security Department and/or contact SBPD and let them handle it.

Is there a "Fine and Penalty" for costly errors and waste of shareholder funds by the staff? (e.g. late property tax payment) or directors votes or issues that eventually prove flawed?

Sometimes the Board establishes rules for themselves and then they don't establish penalties.

Policy 30-5092-1 paragraph 4. (Recreation chairwoman voting on her statue donation) This seems like a conflict of interest to me.

I'm against monetary fines and penalties.

Walt Bier, mutual 11

**Member /Owner (M/O) Renter/Lessee (R/L) Rules of Conduct,
Non-Compliance with Rules of Conduct – Fines and Penalties****1. PURPOSE**

The purpose of implementing fines and penalties of non-compliance with M/O, R/L Rules of Conduct is to:

- 1.1** Encourage voluntary compliance;
- 1.2** Penalize ~~members~~ **violators** who do not comply with the Rules of Conduct;
- 1.3** Protect Golden Rain Foundation (GRF) Trust Property and assets, GRF Staff, GRF-contracted service providers Authorized Residents and ~~GRF members and their~~ M/O, R/L, and visitors (guests and caregivers).

2. NON-COMPLIANCE FINES AND PENALTIES**2.1 Fine Schedule**

- 2.1.1** First Offense \$100.00
- 2.1.2** Second Offense \$200.00
- 2.1.3** Third Offense \$500.00 and ~~GRF member's~~ **violators** suspension of GRF Trust Property amenities for 60 days.
- 2.1.4** Fines and Penalties for further offenses will be subject to the GRF Board of Directors' discretion and dependent upon the severity of the infraction.
- 2.1.5** Egregious offences will be reviewed by the Board of Directors and appropriate fines or penalties will be assessed by Board of Director action, under applicable terms of the California Civil Code.

2.2 Legal Action

- 2.2.1** For infractions that rise to a criminal nature as stated in City, State or Federal laws, the appropriate authorities will be notified.
- 2.2.2** GRF will seek legal action when necessary to protect GRF Trust Property assets, GRF staff and GRF-contracted service providers on Trust Property or while working in Mutuals.
- 2.2.3** The prevailing party may be entitled to recover reasonable legal costs.

Document History

(Nov 19)

GOLDEN RAIN FOUNDATION Seal Beach, California

EXECUTIVE COMMITTEE

30-5093-2

Member /Owner (M/O) Renter/Lessee (R/L) Rules of Conduct, Non-Compliance with Rules of Conduct – Fines and Penalties



Adopted: 26 Nov 19 Amended:

Keywords: Rules of Conduct Fines Penalty



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: **FINAL VOTE:** ADOPT 80-5580-1, ENTRY PASSES - RULES
DATE: MARCH 25, 2021
CC: FILE

At the February 23 meeting of the GRF Board of Directors, the Board voted to tentatively adopt 80-5580-1, Entry Passes – Rules, pending a 28-day notice period to Foundation members. The document draft was published in the March 4 edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

No correspondence was received during the 28-day notification to the membership period.

I move to adopt 80-5580-1, Entry Passes – Rules, setting forth the requirement that all motor vehicles, bicycles, and pedestrians entering Leisure World Seal Beach present or obtain valid and current authorization for entry, as presented.



SECURITY

Entry Passes – Rules

1. PURPOSE

All MOTOR VEHICLES (e.g., GOLF CARTS, LSV, MOTORCYCLES), BICYCLES, and PEDESTRIANS entering LEISURE WORLD SEAL BEACH are required to present or obtain valid and current authorization for entry before operating on Golden Rain Foundation (GRF) TRUST PROPERTY streets, or parking on TRUST PROPERTY.

2. DISPLAY

Entry authorization for MOTOR VEHICLES must be displayed the entire time the vehicle is on TRUST PROPERTY.

2.1. An AUTHORIZED RESIDENT is a:

2.1.1. RESIDENT MEMBER/OWNER (RMO) who is currently not leasing their Leisure World Seal Beach (LWSB) UNIT;

2.1.2. RENTER/LESSEE (R/L) who has been approved by Golden Rain Foundation (GRF) Stock Transfer and the R/L's Mutual to reside in a LWSB residence;

2.1.3. Co-occupant who has been authorized to reside in a LWSB residence; or

2.1.4. QUALIFIED PERMANENT RESIDENT (QPR).

2.2. For an AUTHORIZED RESIDENT's MOTOR VEHICLE, the authorization will be in the form of an authorized GRF windshield decal assigned to the vehicle.

2.3. A VISITOR, SERVICE PROVIDER or CONTRACT WORKER must display the entry pass authorization on the vehicle's dashboard so to be visible through the windshield.

2.4. An AUTHORIZED RESIDENT temporarily operating a VEHICLE (such as a rental car) without a GRF windshield decal, must display a GRF-issued entry pass authorization from the Security Department, on the vehicle's dashboard so to be visible through the windshield.

2.5. If the VEHICLE or equipment does not have a dashboard, the entry pass authorization should be securely taped to the vehicle.

2.6. ANY AUTHORIZED RESIDENT who enters LEISURE WORLD SEAL BEACH as a PEDESTRIAN, or operating a BICYCLE or MOBILITY SCOOTER, must present a duly authorized GRF identification card.

2.7. A VISITOR or CONTRACT WORKER who enters LEISURE WORLD SEAL BEACH as a PEDESTRIAN, or operating a BICYCLE or MOBILITY SCOOTER, must present a valid entry pass or a GRF Identification card.

3. TRANSFER RIGHTS

3.1. RESIDENT MEMBER/OWNERS (RMO) and Mutual Seventeen MEMBER/OWNERS eligible for entry passes under the provisions of 80-5580-3 may assign their four (4) annual GRF-issued entry passes assigned to their unit to individuals they choose.



SECURITY

Entry Passes – Rules

3.2. R/Ls must call their visitors in.

3.3. No VISITOR or CONTRACT WORKER may assign any other form of entry pass or parking authorization to a VEHICLE or a person other than to the VEHICLE or person initially authorized to receive it.

4. LIMITATIONS

4.1. The photocopying or duplicating of any GRF authorized pass by any person can be construed as the unlawful taking of property and is strictly prohibited.

4.2. Any PERSON who presents a photocopied or counterfeit GRF pass for entry into LEISURE WORLD SEAL BEACH may be referred for civil or criminal action for making a false representation.

Document History

Adopted: XX XXX 21

Keywords: Entry Pass Caregiver Service Providers Contractor Display

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: **FINAL VOTE:** ADOPT 80-1930-1, TRAFFIC - RULES
DATE: MARCH 25, 2021
CC: FILE

At the February 23 meeting of the GRF Board of Directors, the Board voted to tentatively adopt 80-1930-1, Traffic – Rules, pending a 28-day notice period to Foundation members. The document draft was published in the March 4 edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

One item of correspondence was received during the 28-day notification to the membership period and is attached.

I move to adopt 80-1930-1, Traffic – Rules, setting forth traffic rules and regulations, as presented.

It is obvious a lot of work has been put into updating the GRF Governing Documents. That represents the boards recognition for these updates and changes as the Leisure World resident population changes as do the times. Thank you for realizing this and taking these steps.

There is one item I am suggesting be revisited and changed. That is: Security, 80-1930-1, Traffic-Rules, I. Licensing Requirements, 1.2. For Golf Carts and Low Speed Vehicles, 1.2.1. GRF Authorized Residents

As proposed “residents are NOT required to possess a driver’s license to operate a Golf Cart in Leisure World”.

I urge you to reconsider this. Due to the size and weight of such vehicles and the speed at which they are capable of going they can cause serious bodily harm that could in some cases result in death. This is a large liability issue. When these type vehicles are driven on public streets, they are required to be operated by licensed drivers.

Because of this I strongly urge you to reconsider this section and make it **mandatory** for golf cart operators to possess valid drivers’ licenses, and carry insurance as well as the vehicle licensed within LW.

Kay Hudnall
Mutual 7



SECURITY

Traffic – Rules

The following Traffic Rules and Regulations are enforced and are applicable to all PEDESTRIANS and persons operating MOTOR VEHICLES, GOLF CARTS, MOBILITY SCOOTERS or BICYCLES on any property managed by the Golden Rain Foundation (GRF).

MEMBER/OWNERS (M/O) are solely responsible for the actions or omissions by any RENTER/LESSEE (R/L), VISITOR, CAREGIVER or CONTRACTOR whose entry into LEISURE WORLD SEAL BEACH they have authorized, as well as any persons who have entered Leisure World Seal Beach through their R/L's authorization. Therefore, the M/O is responsible for any fines and penalties associated with their unit that are imposed by GRF.

1. LICENSING REQUIREMENTS

1.1. For MOTOR VEHICLES: Any person IN LEISURE WORLD SEAL BEACH operating a MOTOR VEHICLE, as defined in the California Vehicle Code, shall be required to have a valid driver's license in their possession.

1.1.1. All MOTOR VEHICLES operated in LEISURE WORLD SEAL BEACH must display current state-issued license plates and carry valid registration papers.

1.2. For GOLF CARTS and LOW SPEED VEHICLES (LSVs):

1.2.1. GRF AUTHORIZED RESIDENTS are not required to possess a driver's license to operate a GOLF CART or LSV IN LEISURE WORLD SEAL BEACH.

1.2.2. Any VISITOR operating a GOLF CART or LSV IN LEISURE WORLD SEAL BEACH must possess a valid state-issued driver's license, be 16 years of age or older, and be accompanied by an AUTHORIZED RESIDENT.

2. DECAL REQUIREMENTS

2.1. For MOTOR VEHICLES:

2.1.1. Each MOTOR VEHICLE owned by an AUTHORIZED RESIDENT must display a valid GRF-issued decal on the front windshield or a valid entry pass on the dashboard.

2.1.2. Except for R/Ls, an AUTHORIZED RESIDENT motor vehicle decal is valid for up to two (2) years, or the month and year when the AUTHORIZED RESIDENT's driver's license expires, whichever is sooner.

2.1.3. An R/L's decal expires concurrently with the lease.



SECURITY

Traffic – Rules

2.2. For GOLF CARTS and LSVs (Low-Speed Vehicles):

Each GOLF CART or LSV operated or parked by an AUTHORIZED RESIDENT in LEISURE WORLD SEAL BEACH must display a valid GRF-issued decal. Except for R/Ls an AUTHORIZED RESIDENT's golf cart or LSV decal is valid for two (2) years.

An R/L's decal expires concurrently with the lease.

2.3. For BICYCLES and ELECTRIC BICYCLES:

AUTHORIZED RESIDENTS may obtain and display a GRF-issued decal on their BICYCLE or ELECTRIC BICYCLE to assist in gate access and in faster recovery if lost or stolen.

3. AREAS OF AUTHORIZED USE FOR MOTOR VEHICLES

3.1. MOTOR VEHICLES may only be operated on streets, driveways, and designated parking areas designed for such use.

3.2. GOLF CARTS, LSVs, BICYCLES and MAINTENANCE MOTOR VEHICLES.

3.2.1. GOLF CARTS, LSVs, all forms of BICYCLES, AND MAINTENANCE MOTOR VEHICLES can be operated on all roadways IN LEISURE WORLD SEAL BEACH, and are subject to the respective traffic and safety codes and the provisions of this document pertaining to the specific conveyance.

3.2.2. OPERATION ON SIDEWALKS:

3.2.2.1. Operating a GOLF CART, or LSV less than 48 inches in width, on a sidewalk or walkway is permissible only from the point of origin to the nearest driveway or place of exit to the street.

3.2.2.2. Operating an LSV more than 48 inches in width is prohibited on all walkways and sidewalks.

3.2.2.3. BICYCLES and MOBILITY SCOOTERS may be operated on all walkways and sidewalks in a safe manner under 5 miles per hour.

3.2.2.4. MOTORIZED and ELECTRIC BICYCLES, while under powered-operation, may not be operated on sidewalks.

3.2.2.5. GRF VEHICLES, GOLF CARTS, or LSVs, when utilized by GRF EMPLOYEES and THIRD PARTY CONTRACTORS to provide services to LEISURE WORLD SEAL BEACH Mutual Corporations, are permitted to travel on sidewalks, lawns, and walkways, as necessary.



SECURITY

Traffic – Rules

4. PROHIBITED FROM USE IN LEISURE WORLD SEAL BEACH

- 4.1.** Powered vehicles not licensed for street use, other than:
 - 4.1.1.** GOLF CARTS or LSVs under 48 inches wide.
 - 4.1.2.** MOBILITY SCOOTERS.
 - 4.1.3.** ELECTRIC BICYCLES, while using pedaled propulsion.
- 4.2.** Any MOTOR VEHICLE whose entry into the Community was not authorized by GRF, one of the Mutual Boards, or an AUTHORIZED RESIDENT.
- 4.3.** Any motor vehicle without current state-issued license plates or not carrying valid registration.
- 4.4.** Vehicles designed to carry 12 or more passengers, unless approved for loading or offloading passengers with approval from the Security Department or Recreation Department.
- 4.5.** Roller skates, roller blades, skateboards, Segways or similar unpowered or powered vehicles.

5. SAFETY RULES SPECIFIC TO LEISURE WORLD SEAL BEACH

- 5.1.** GOLF CARTS and LSVs
 - 5.1.1.** GOLF CARTS and LSVs operated IN LEISURE WORLD SEAL BEACH between dusk and dawn must have working headlights, brake lights, and directional signals.
 - 5.1.2.** GOLF CARTS and LSVs operated during rain or other precipitation must have working wiper blades.
 - 5.1.3.** GOLF CARTS and LSVs shall be operated on sidewalks at no speed greater than 5 miles per hour.
 - 5.1.4.** GOLF CARTS and LSVs must yield the right of way to all PEDESTRIANS, BICYCLES and MOBILITY SCOOTERS.
- 5.2.** BICYCLES and MOBILITY SCOOTERS
 - 5.2.1.** BICYCLES and ELECTRIC BICYCLES shall be operated on sidewalks at no speed greater than 5 miles per hour.
 - 5.2.2.** BICYCLES and ELECTRIC BICYCLES are not allowed within Trust buildings.
 - 5.2.3.** BICYCLES and ELECTRIC BICYCLES must yield the right of way to all PEDESTRIANS and MOBILITY SCOOTERS.
- 5.3.** PEDESTRIANS and MOBILITY SCOOTERS in ROADWAYS
 - 5.3.1.** The driver of a MOTOR VEHICLE or BICYCLE shall yield the right of way to a PEDESTRIAN.



SECURITY

Traffic – Rules

- 5.3.2.** A person operating a MOBILITY SCOOTER on a sidewalk must yield the right of way to all PEDESTRIANS upon the sidewalk.

6. REPORTING ACCIDENTS:

- 6.1.** The driver of any type of vehicle involved in any kind of accident resulting in death or injury to any person or animal shall immediately stop and call 911. The driver then must notify the Security Department immediately.
- 6.2.** The driver of any vehicle involved in any accident resulting in damages to any property shall notify the LEISURE WORLD SEAL BEACH Security Department immediately.

MUTUAL CONCURRENCE

| | |
|--------|------------|
| One: | Nine: |
| Two: | Ten: |
| Three: | Eleven: |
| Four: | Twelve: |
| Five: | Fourteen: |
| Six: | Fifteen: |
| Seven: | Sixteen: |
| Eight: | Seventeen: |

Document History

Adopted: XX XXX 21

Keywords: Traffic Rules Licensing Decal Motor Vehicle
Pedestrian



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: **FINAL VOTE:** ADOPT 80-1937-1, PARKING - RULES
DATE: MARCH 25, 2021
CC: FILE

At the February 23 meeting of the GRF Board of Directors, the Board voted to tentatively adopt 80-1937-1, Parking - Rules, pending a 28-day notice period to Foundation members. The document draft was published in the March 4 edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

No correspondence was received during the 28-day notification to the membership period.

I move to adopt 80-1937-1, Parking – Rules, setting forth parking rules, as presented.



SECURITY

Parking – Rules

1. PREFACE

In order to promote safety, all drivers and pedestrians shall follow the same parking rules as required on public streets, unless otherwise specified herein.

2. GENERAL RULES

The following Parking Rules are enforced and are applicable to all persons owning, controlling or operating vehicles on Golden Rain Foundation (GRF) TRUST PROPERTY. This refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

2.1 All MEMBER/OWNERS (M/O) are solely responsible for the actions of any VISITOR, RENTER/LESSEE (R/L), CAREGIVER OR CONTRACTOR who has entered Leisure World Seal Beach (LWSB) under their authorization, as well as any persons who have entered LWSB through their R/L's authorization. Therefore, the M/O is responsible for any fines and penalties associated with their unit that are imposed by GRF.

2.2 GRF is not liable for damaged, lost or stolen property associated with the use of vehicles on GRF TRUST PROPERTY.

2.3 GRF vehicles are exempted from these policies when appropriate, such as maintenance or security vehicles assisting first responders or providing emergency services to a unit or GRF TRUST PROPERTY.

2.4 Documentation

2.4.1 No MOTOR VEHICLE (including GOLF CARTS) may be parked on TRUST PROPERTY without a GRF decal on its windshield or GRF entry pass visibly displayed. In the case of COMMERCIAL VEHICLES or RVs without a windshield or dashboard, a GRF pass can be secured to the vehicle or the trailer.

2.4.2 Any vehicle without proof of current valid State registration may not be parked on TRUST PROPERTY at any time.

2.5 Requirements

2.5.1 All persons parking IN LEISURE WORLD SEAL BEACH must observe California Vehicle Code Chapter 10.12 regarding time limits associated with the painted curbs and parking limitations listed in this document.

2.5.2 Curb or Parking space – Vehicles may park in a designated parking space or along a curb or sidewalk, unless otherwise provided herein.

2.5.3 Parking on all Trust Streets (streets having names) shall be in the direction of the flow of traffic in all cases of parallel parking.



SECURITY

Parking – Rules

- 2.5.4** Vehicles on a two-way travel roadway must be parked with the passenger side wheels within 18 (eighteen) inches of the curb or sidewalk.
- 2.5.5** Vehicles must be parked completely within the marked boundaries of a parking space, except for commercial or recreational vehicles more than 20 feet in length.
- 2.5.6** No MOTOR VEHICLE may be parked with any portion of the vehicle on a sidewalk.
- 2.5.7** At no time may a motor vehicle be parked with any portion of the vehicle on the grass.
- 2.5.8** Vehicles may be parked for no more than 72 (seventy-two) hours in one location.
- 2.5.9** At no time may a vehicle be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.
- 2.5.10** MOTOR VEHICLES shall not park in GOLF CART- or LSV-designated spaces.
- 2.5.11** Pods, moving trailers or similar portable storage units are permitted on TRUST PROPERTY for up to 72 (seventy-two) hours with prior authorization.
- 2.5.12** Trailers not hitched to a vehicle are not permitted to be parked on TRUST PROPERTY.

3. PARKING ZONES

- 3.1.** Red Zone: Vehicles in violation are subject to immediate tow at the VEHICLE owner's expense.
 - 3.1.1.** Fire Hydrant: No person shall park within fifteen (15) feet of a fire hydrant even if the curb is unpainted.
 - 3.1.2.** Fire Lanes: A vehicle may not be left unattended at any time.
 - 3.1.3.** Bus Stops: No person shall park or leave standing any vehicle within thirty (30) feet on bus-stop side of the street to provide for loading and unloading of buses unless otherwise marked.
- 3.2.** Blue Zone (Handicapped): Vehicles must display a valid, government-issued disabled (handicapped) license plate or placard.
- 3.3.** Green Zone: Parking may not exceed twenty (20) minutes.
EXCEPTION:
Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government-issued disabled license plate or placard.
- 3.4.** White Zone: Immediate passenger loading and unloading only.
- 3.5.** Yellow Zone: Vehicle loading and unloading only not to exceed 20 (twenty) minutes.



SECURITY

Parking – Rules

- 3.6. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise restricted.

4. SPECIFIC VEHICLE TYPES

4.1. Commercial Vehicles

- 4.1.1. Contractor vehicles must comply with all traffic and parking rules and regulations inside the community and must not obstruct or park on sidewalks or walkways.
- 4.1.2. Contractor and service vehicles, including personal vehicles driven by EMPLOYEES or COMMERCIAL WORKERS, shall not be parked overnight on TRUST PROPERTY (including named TRUST STREETS) without a permit.

4.2. Golf Carts and LSVs

- 4.2.1. GOLF CARTS AND LSVs may be parked in parking spaces or along curbs designated for GOLF CARTS or MOTOR VEHICLES.
- 4.2.2. GOLF CARTS AND LSVs may not be parked in any manner interfering with foot or vehicle traffic.
- 4.2.3. Parking on a sidewalk by GOLF CARTS AND LSVs is prohibited.

4.3. Bicycles and Electric Bicycles

- 4.3.1. BICYCLES or ELECTRIC BICYCLES must be parked utilizing bicycle racks where provided.
- 4.3.2. BICYCLES or ELECTRIC BICYCLES may not be parked in any manner interfering with foot or vehicle traffic.
- 4.3.3. Attended BICYCLES or ELECTRIC BICYCLES may be parked off pavement, but only in such a manner as not to damage landscaping.
- 4.3.4. Parking on a sidewalk by BICYCLES or ELECTRIC BICYCLES is prohibited.
- 4.3.5. Overnight parking of bicycles on TRUST PROPERTY is not permitted.

4.4. Mobility Scooters

- 4.4.1. MOBILITY SCOOTERS may be parked in parking spaces designated as intended for "SCOOTERS" or "GOLF CARTS."
- 4.4.2. MOBILITY SCOOTERS may not be parked in any manner interfering with foot or vehicle traffic.
- 4.4.3. Parking a MOBILITY SCOOTER on a sidewalk is prohibited.



SECURITY

Parking – Rules

4.5. RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR)

- 4.5.1.** The RV or VUFR parked on TRUST PROPERTY MUST display a GRF-issued decal or an entry pass.
- 4.5.2.** The RV or VUFR cannot be parked for more than 72 (seventy-two) hours.
- 4.5.3.** Other activities, such as vehicle maintenance, sleeping, cooking or resting in the RV or VUFR, are not allowed.
- 4.5.4.** The RV or VUFR must be parked with engine and accessory equipment (e.g. exterior lights, air conditioner, audio and video equipment) shut off. The generator may be used while loading or unloading the vehicle and ONLY between the hours of 8:00 a.m. and 8:00 p.m.
- 4.5.5.** The extensions such as slide-outs, tilt-outs, and awnings must remain closed. Steps must not block the sidewalk.
- 4.5.6.** The RV or VUFR shall not be attached to any external power or water supply.
- 4.5.7.** Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.
- 4.5.8.** No animals or children shall be left unattended on or within any RV or VUFR at any time.

5. TRUST PROPERTY PARKING AREAS

5.1. Clubhouse One

- 5.1.1.** Parking in the lot near the woodshop is prohibited between 11:00 p.m. and 7:00 a.m.
- 5.1.2.** Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the west side of the clubhouse (Burning Tree).
- 5.1.3.** Parking is permitted up to 72 (seventy-two) hours in the lot across from the clubhouse next to the golf course.
- 5.1.4.** No RVs are allowed to park overnight near Clubhouse One or in the lot across from the clubhouse, next to the golf course.

5.2. Clubhouse Two

- 5.2.1.** Parking in the lot next to the Woodshop and car wash is prohibited between 11:00 p.m. and 7:00 a.m.
- 5.2.2.** Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the east side of the clubhouse (El Dorado).
- 5.2.3.** Parking is permitted up to 72 (seventy-two) hours in the lot between the clubhouse and the RV lot if the vehicle displays an official GRF decal or an unexpired short-term entry pass issued by the Security Department.



SECURITY

Parking – Rules

- 5.2.4.** No RVs are allowed to park overnight near Clubhouse Two, except as stated in 5.2.3.

5.3. Clubhouses Three and Four

- 5.3.1.** No overnight parking allowed, except for The Radio Club Yellow Emergency Van 3 and contractor vehicles as authorized by GRF.
- 5.3.2.** No RVs are allowed to park overnight near clubhouses three and four.

5.4. Building Five, Clubhouse Six, Healthcare Center, Administration and Alley

- 5.4.1.** No overnight parking is permitted, except for GRF Security Vehicles, CARE ambulances, Leisure World Pharmacy delivery vehicles; two (2) healthcare vehicles; the vehicle used by the 24-Hour Nurse; the HCC Golf Cart, GRF vehicles and contractor vehicles as authorized by GRF.
- 5.4.2.** Parking spaces in the Health Care Center parking lot, unless otherwise marked, will be for AUTHORIZED RESIDENTS and VISITORS of Leisure World Seal Beach during business hours.
- 5.4.3.** No RVs are allowed to park overnight in any space near building five, Clubhouse Six, the healthcare center, the administration building and the alley.

5.5. Amphitheater

- 5.5.1.** Only employees of GRF or the Healthcare Center (HCC) may park in designated employee parking from 7 a.m. to 6 p.m. Monday to Friday.
- 5.5.2.** AUTHORIZED RESIDENTS may only park in spaces marked for "Staff" or "HCC" from 6 p.m. until 11 p.m. Monday through Friday, and from 7 a.m. until 11 p.m. Saturday and Sunday.
- 5.5.3.** No overnight parking is allowed.
- 5.5.4.** Visitors are only allowed to park in the Amphitheater parking lot during GRF-sponsored special events.
- 5.5.5.** The parking space designated for the HCC 24-Hour Nurse may never be used by anyone else except that employee and the HCC Golf Cart.

6. SPECIAL CIRCUMSTANCES

- 6.1.** No animal or child is allowed to be left alone in any parked vehicle on TRUST PROPERTY. Animal Control or Seal Beach Police, respectively, will be called immediately.
- 6.2.** "For Sale" signage shall not be displayed on any vehicle on TRUST PROPERTY.
- 6.3.** Vehicles may not be repaired and/or major service may not be performed, and fluids may not be changed on any TRUST PROPERTY.
- 6.4.** All vehicles must be washed at the car and RV washing areas behind Clubhouse



SECURITY

Parking – Rules

- Two. The vehicle must be owned by the AUTHORIZED RESIDENT and must display a GRF-issued decal.
- 6.5.** Non-RESIDENTS shall not be permitted to wash their vehicles anywhere on TRUST PROPERTY.

7. TOWING

The Security Department has been authorized by the GRF Board of Directors to enforce the traffic rules of this community in compliance with California Vehicle Code Section 22658, which may result in the towing of a vehicle at the vehicle owner's expense.

7.1. MOTOR VEHICLES Subject to Immediate Towing at the VEHICLE Owner's Expense:

- 7.1.1.** Those in red zones designating fire lanes or fire hydrants;
- 7.1.2.** Those parked in any no-parking zone;
- 7.1.3.** Those parked in handicapped spaces without a proper government-issued placard or state-issued disabled license plates;
- 7.1.4.** Those in properly posted construction zones;
- 7.1.5.** Those blocking entrances, exits and crosswalks, or preventing access to or operation of another motor vehicle.
- 7.1.6.** Those leaking gasoline, oil or any other hazardous fluids; and
- 7.1.7.** Those parked in the space designated for the HCC 24-Hour Nurse.
- 7.1.8.** Any PROHIBITED VEHICLE:
 - 7.1.8.1.** Boats or unattached trailers;
 - 7.1.8.2.** Inoperable vehicles;
 - 7.1.8.3.** Unlicensed and/or off-road vehicles (except golf carts);
 - 7.1.8.4.** Vehicles lacking current state registration;
 - 7.1.8.5.** Aircraft.

7.2. OTHER PARKING VIOLATIONS SUBJECT TO TOWING

Any vehicle issued a Community Rules Violation notice shall be subject to towing 72 hours after the citation has been posted.

Document History

Adopted: XX XXX 21

Keywords: Parking Towing Oversize Parking Trust
 Vehicles Zones Property

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: **FINAL VOTE:** ADOPT 80-1937-2, PARKING - FEES
DATE: MARCH 25, 2021
CC: FILE

At the February 23 meeting of the GRF Board of Directors, the Board voted to tentatively adopt 80-1937-2, Parking - Fees, pending a 28-day notice period to Foundation members. The document draft was published in the March 4 edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

No correspondence was received during the 28-day notification to the membership period.

I move to adopt 80-1937-2, Parking – Fees, setting forth the Community Rules Violation Fines, as presented.



SECURITY

Parking – Fines

1. PURPOSE

The following Community Rules Violations Fines are enforced and are applicable to all persons controlling or operating vehicles on any TRUST PROPERTY regulated by the Golden Rain Foundation (GRF) of Seal Beach. This refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

All MEMBER/OWNERS (M/O) are solely responsible for all the actions of any VISITOR, RENTER/LESSEE (R/L), CAREGIVER OR CONTRACTOR who has entered Leisure World Seal Beach (LWSB) under their authorization, as well as any persons who have entered LWSB through their R/L's AUTHORIZATION. Therefore, the M/O is responsible for any fines and penalties associated with their unit that are imposed by GRF.

2. FINES FOR COMMUNITY RULES VIOLATIONS ON TRUST PROPERTY

| Violation | Fine |
|---|--------------|
| 1. Designated Parking Space or Restricted Parking Space | \$25 |
| 2. Blocking Crosswalk | \$25 |
| 3. Expired or Invalid State Vehicle Registration | \$50 |
| 4. Inoperable Vehicles | \$25 |
| 5. "For Sale" Sign on Vehicle | \$25 |
| 6. Handicap Parking without Placard or Handicap ID Displayed | \$100 |
| 7. Hazardous Materials Leaking | \$50 |
| 8. Limited Time Parking | \$25 |
| 9. Performing Maintenance or Repair | \$25 |
| 10. No Valid GRF Vehicle Decal or Parking Permit Displayed | \$25 |
| 11. Parked on Sidewalk or Grass | \$25 |
| 12. RED ZONE | \$100 |
| 13. RV or VUFR - Operating Contrary to 80-1937-1 (Section 4.5) | \$50 |
| 14. RV or VUFR – Jack Support: None or Inadequate | \$50 |
| 15. RV or VUFR Parked Over 72 (Seventy-Two) Hours on TRUST STREET | \$50 |
| 16. Washing any Vehicle on Trust Property (except Car Wash areas) | \$25 |
| 17. Washing a Vehicle Without a GRF Issued Resident Decal at Car Wash | \$25 |

2.1. Additional Community Rules Violation notices for the same violation may be issued after each 24-hour period.

3. FAILURE TO COMPLY

Additional penalties may be assessed to M/O who fails to respond to a rules violation notice in a timely manner. The procedures for assessing those penalties are outlined in 30-1937-3.



SECURITY

Parking – Fines

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4. APPEAL REQUESTS

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Procedures for M/O to appeal a Community Rules Violation notice are detailed in 30-1937-3.

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5. The fine may be contested to the COMMUNITY RULES VIOLATION (CRV) PANEL.

Document History

Adopted: XX XXX 21

Keywords: Parking Community Due Trust Security
 Rules Process Property
 Violation

Fines

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: RESCIND 80-5536-1, GUEST PASSES
DATE: MARCH 12, 2020
CC: FILE

At the February 23, 2021 meeting of the GRF Board of Directors, the Board voted to adopt and rescind various Security, Bus ,and Traffic Committee documents, including 80-5536-1, Guest Passes, pending a 28-day notification to the membership.

I move to rescind 80-5536-1, Guest Passes, in conjunction with the approval of the consent calendar presented.



STOCK TRANSFER

Guest Passes

1. GATE PASSES

The Executive Director or Mutual Administration Director is authorized to make annual guest passes, quarterly service passes, and semiannual caregiver passes available.

2. ANNUAL GUEST PASSES

The Executive Director or Mutual Administration Director is authorized to make four (4) annual guest passes available per unit per Mutual Board resolution*. The annual guest passes are valid for one year and will be mailed with the yearly payment coupon package in December to addresses within Leisure World. Stockholders/condominium owners with outside addresses may obtain their four annual guest passes throughout the year from the Stock Transfer.

**By December 15th of each year, Mutual Boards will provide to the Executive Director and/or Mutual Administration Direction a resolution on the number of additional Guest passes which may be issued by the Executive Director or Mutual Administration Director. Such number of approved additional guest passes shall not exceed four (4). If no resolution is received from any mutual by December 15, the previous year's resolution will stand.*

The Executive Director or Mutual Administration Director is authorized to issue up to four (4) additional annual guest passes per unit per *Mutual Board resolution, which may be obtained from the Stock Transfer Office if the following conditions are met:

- 2.1. The stockholder/condominium owner must appear *in person* and show valid identification.
- 2.2. A \$10.00 fee will be charged for each additional pass, or when a replacement guest pass is requested.
- 2.3. The Mutual and apartment number shall be written on the front of the additional annual guest passes and a record of these annual guest passes will be maintained in the Stock Transfer Office.

3. GATE PASSES

The Executive Director and Mutual Administration Director are further authorized to issue additional annual guest passes, as needed, for immediate family members of stockholders/condominium owners. The request must be in writing and shall be reviewed on a case-by-case basis.



STOCK TRANSFER

Guest Passes

4. QUARTERLY SERVICE PASSES

The Executive Director or Mutual Administration Director is authorized to make quarterly service passes available. The quarterly service passes shall be produced, each in a different color, and shall expire in March, June, September and December of the year in which they are issued.

The Physical Property and Recreation departments shall issue quarterly service passes to contractors and vendors only after they have provided the required licensing, insurance and valid driver's license, as well as a request in writing containing the names of the persons receiving the passes.

The Stock Transfer department shall issue quarterly service passes to legal representatives of shareholders, staff of the Leisure World Health Care Center on Golden Rain Road and Orange County Supportive Services departments, only after they have provided the legal documentation of their authority to act on behalf of a shareholder and a photo ID.

The Stock Transfer department shall issue quarterly service passes with their photo to realtors for a fee of \$10.00, and escrow companies only after they have provided a proper photo ID, as well as a request in writing containing the name of the person receiving the pass.

Realtors passes may obtain a replacement pass by going to the Stock Transfer Office in person with a photo ID. A \$25.00 fee is charged for a replacement pass and \$50.00 if lost a second time.

A record of these passes will be maintained in the offices from which they were issued.

5. CAREGIVER PASSES

The Executive Director or Mutual Administration Director is authorized to make semiannual caregiver passes available to those caregivers who have applied for the caregiver pass in compliance with Mutual Policy 7557, Caregivers.

The semiannual caregiver passes shall be produced in two different colors, with a designation as to the caregiver being a part-time or full-time care provider. Caregiver passes will expire in June and December in the year in which they were issued. Some caregiver passes are issued on a yearly basis, in compliance with a specific mutual's policy.

The caregiver's name and the mutual and apartment number shall be written on the front of the pass. The Stock Transfer Department shall issue all caregiver passes and prepare a monthly report of passes issued.



STOCK TRANSFER

Guest Passes

Caregivers shall wear issued badges and passes at all times while in the community.

For loss of Caregiver passes, Shareholders may obtain a replacement pass by going to the Stock Transfer Office in person with a photo ID. A \$20.00 fee is charged for a replacement pass, per occurrence. The Mutual Board of Directors will be notified when a Caregiver pass is lost a second within 24 months of the first loss.

6. USES OF PASSES

Photocopying of passes is prohibited.

The Executive Committee shall review fees for caregiver and guest passes on an annual basis during the fourth quarter of the year.

Stockholders/condominium owners can notify the Main Gate to admit a guest without an annual guest pass.

Administration is authorized to print annual guest passes and quarterly service passes in the same wallet size as the plastic key cards, with different colors for each succeeding year so that current passes can be easily identified. Caregiver passes shall be printed and formatted to fit the accompanying badge holder.

After January 31 of each year, staff members are authorized to collect prior year guest passes when presented by guests at the gate.

Photocopying or duplicating annual guest passes, quarterly service passes, or caregiver passes by members or guests is prohibited. Staff members are authorized to collect any counterfeit passes and direct the guest to the Main Gate office to be phoned in by the stockholder/condominium owner. Residents found in violation may lose their privilege to obtain additional passes at the discretion of the Executive Director or Mutual Administration Director.

Document History

| | | | | | |
|----------|-----------|------------|-----------|----------|-----------|
| Adopted: | 18 Oct 77 | Effective: | 01 Jan 78 | Amended: | 15 Nov 77 |
| Amended: | 21 Jul 81 | Amended: | 20 Nov 84 | Amended: | 15 Dec 87 |
| Amended: | 20 Apr 93 | Amended: | 16 May 00 | Amended: | 20 Feb 01 |
| Amended: | 16 Feb 10 | Amended: | 28 Oct 14 | Amended: | 27 Dec 16 |

Keywords: Pass Passes Guest Gate



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: RESCIND 80-1920-1, TRAFFIC RULES AND REGULATIONS
DATE: MARCH 12, 2020
CC: FILE

At the February 23, 2021 meeting of the GRF Board of Directors, the Board voted to adopt and rescind various Security, Bus ,and Traffic Committee documents, including 80-1920-1, Traffic Rules and Regulations, pending a 28-day notification to the membership.

I move to rescind 80-1920-1, Traffic Rules and Regulations, in conjunction with the approval of the consent calendar presented.



SECURITY

Traffic Rules and Regulations

The following Traffic Rules and Regulations are strictly enforced and are applicable to all **PEDESTRIANS** and persons operating **MOTOR VEHICLES** or **BICYCLES** on any property managed by the Golden Rain Foundation or owned by the Mutual Corporations.

1. DEFINITIONS:

- 1.1. The term "MOTOR VEHICLE" as used herein is a vehicle that is self-propelled, including Segway human- transporter-type vehicles.
- 1.2. The term "IN LEISURE WORLD" as used herein means on any property managed by the Golden Rain Foundation or owned by the Mutual Corporations.
- 1.3. The term "RESIDENT" as used herein means any owner or shareholder or legal occupant such as qualified permanent resident under the age of 55, a co-occupant {a residing non-owner}, a caregiver, or a non-resident co-owner, joint tenant living IN LEISURE WORLD.
- 1.4. The term "VISITOR" as used herein means any person who is not an owner, shareholder or legal occupant as described above living IN LEISURE WORLD.
- 1.5. The term "EMPLOYEE" means a person who is employed by the Golden Rain Foundation, either on a full-time, part-time or temporary basis, and employees of the contract companies doing business IN LEISURE WORLD.
- 1.6. The term "GOLF CART" means a MOTOR VEHICLE having not less than three wheels in contact with the ground, having an unloaded weight of less than 1,300 pounds, which is designed to be and is operated at no more than 20 mph, and has a maximum width of 48".
- 1.7. The term "LSV (LOW SPEED VEHICLE)" means a MOTOR VEHICLE similar to and including a gem car, which is designed to travel in excess of 20 MPH with a maximum speed of 25 MPH. LSVs less than 48" in width shall be driven in accordance with the rules and regulations established for GOLF CARTS. LSVs more than 48" in width are prohibited from all walkways and sidewalks.
- 1.8. The term "PEDESTRIAN" means any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle. PEDESTRIAN also includes any person operating a self-propelled wheelchair, or motorized scooter, tricycle or quadricycle, and by reason of physical disability, is otherwise unable to move about as a person who is afoot.



SECURITY

Traffic Rules and Regulations

- 1.9. The term "BICYCLE" means a device upon which any person can ride, propelled exclusively by human power through a belt, chain, or gears, and having one or more wheels.
- 1.10. Roller skates, roller blades, skateboards, razor-type scooters, and similar items may not be used IN LEISURE WORLD.

2. APPLICABILITY OF REGULATIONS:

- 2.1. Except as otherwise stated herein, Division 11, Rules of the Road, and Division 12, Equipment of Vehicles, of the most current California Vehicle Code, and all amendments or revisions apply IN LEISURE WORLD to all PEDESTRIANS and persons operating MOTOR VEHICLES or BICYCLES.
- 2.2. The exception to Section 2.1 is that a RESIDENT is not required to have a driver's license to operate a GOLF CART IN LEISURE WORLD.
- 2.3. Registration is not required for GRF service vehicles.
- 2.4. VISITORS are required to observe all regulations regarding the operation of MOTOR VEHICLES and parking within LEISURE WORLD.
 - 2.4.1. Commercial vehicles belonging to VISITORS of RESIDENTS which are too large to park within a standard parking space, or create a hazard, except when obviously loading and/or unloading items, must be parked in the parking facility located west of Clubhouse Four, space permitting
- 2.5. Commercial vehicles must be driven in such a manner as to conform to all regulations with respect to operation of vehicles and parking. Persistent violators of the LEISURE WORLD TRAFFIC RULES AND REGULATIONS may be denied entrance into LEISURE WORLD by management.
- 2.6. RESIDENTS, EMPLOYEES, and VISITORS may not use a handheld cell phone while operating a MOTOR VEHICLE, GOLF CART, or BICYCLE within LEISURE WORLD as consistent with California state law (effective July 1, 2008).



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Traffic Rules and Regulations

- 2.6.1.** RESIDENTS, EMPLOYEES, AND VISITORS may not wear any headset covering, or any earplugs, in both ears while driving IN LEISURE WORLD. There are exceptions for persons operating authorized emergency vehicles, special construction or maintenance equipment and refuse collection equipment, and for any person wearing personal hearing protectors designed to attenuate injurious noise levels and which do not inhibit the wearer's ability to hear a siren or horn from an emergency vehicle or horn from another MOTOR VEHICLE, and for any person using a prosthetic device which aids the hard of hearing.

3. LICENSING, PASSES AND DECAL REQUIREMENTS

- 3.1.** Any person operating a MOTOR VEHICLE IN LEISURE WORLD shall be required to have a valid Driver's License in their possession when operating said MOTOR VEHICLE and is further required to present such license to any member of the Security Department upon request.
- 3.2.** VEHICLES including golf carts and LSVs owned by a RESIDENT or GRF or Los Alamitos Medical Center (LAMC) EMPLOYEE must have a valid decal issued by the Security Department displayed on the windshield.
- 3.3.** Issuance of a RESIDENT, EMPLOYEE or clergy decal by Security Department personnel will be contingent upon presentation of the following:
- 3.3.1.** Current vehicle registration listing the Leisure World RESIDENT or EMPLOYEE as owner.
 - 3.3.2.** Current RESIDENT or EMPLOYEE identification card.
 - 3.3.3.** Clergy must show Driver's license, current vehicle registration, and car license number.
- 3.4.** Decals must show a month and year of expiration in order to be valid.
- 3.5.** Any applicant for a business, domestic (caregiver) or clergy pass who intends on operating a MOTOR VEHICLE IN LEISURE WORLD shall be required to present a valid Driver's License and current registration.



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Traffic Rules and Regulations

4. AREAS OF AUTHORIZED USE FOR MOTOR VEHICLES:

- 4.1. Except as provided in Sections 8.2, 8.3, 8.4, and 8.5, no MOTOR VEHICLE shall be operated IN LEISURE WORLD except on streets, driveways, and designated parking areas designed for such use.

5. SPEED LIMITS:

- 5.1. Drivers of all MOTOR VEHICLES, including bicycles, golf carts, LSVs, etc. shall not exceed 25 miles per hour (MPH) or the posted speed limit.

6. USE OF DIRECTIONAL SIGNALS AND HEADLIGHTS:

- 6.1. Drivers of all MOTOR VEHICLES, including bicycles, golf carts, LSVs, etc., must signal intent of directional change (including emerging onto roadway from parked position) by use of electric or approved hand signal.
- 6.2. All MOTOR VEHICLES driven on roadways at night must have headlights on.
- 6.2.1. All MOTOR VEHICLES must have headlights on when windshield wipers are in operation.
- 6.3. All MOTOR VEHICLE drivers approaching and/or entering any Leisure World gate are asked to place their vehicle's headlights in the parking light position in order to provide better visibility for the gate guard.
- 6.4. All MOTOR VEHICLE drivers attempting to make a U-turn IN LEISURE WORLD shall have an unobstructed view for 200 feet in both directions.

7. PARKING:

- 7.1. MOTOR VEHICLES may be parked against a curb or sidewalk so designated as a parking area in Section 7.2. At no time may a MOTOR VEHICLE be parked with any portion of the MOTOR VEHICLE on a sidewalk.
- 7.2. For the purpose of identifying parking limitations, the following curb markings shall be applicable:
- 7.2.1. **Red Curb:** No Parking
- 7.2.2. **Green Curb:** Not to exceed 15 or 30 minutes (unlimited parking in green zone with handicapped placard). *Green zones are conveniently located in areas where short parking intervals are help to RESIDENTS, such as the Pharmacy and Health Care Center. Usually these are 15- or 30-minutes zones but vary as marked.



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- 7.2.3. **Yellow Curb**: Loading and unloading only.
- 7.2.4. **Blue Curb**: Disabled persons parking only.
- 7.2.5. **Unpainted**: Parking permitted unless posted.
- 7.2.6. **Fire Hydrants**: Red curbing for a maximum of 15 feet on both sides of the fire hydrant.
- 7.2.7. **Mailboxes**: Red curbing for a maximum of 15 feet on both sides of the mailbox.
- 7.2.8. **Bus Stops**: Red curbing for a maximum of 60 feet to provide for loading and unloading of buses.
- 7.2.9. **Intersections**: On request, the curbing on Trust street intersections may be painted red for a distance of 30 feet away from the intersection. Street intersections include intersections between Trust streets and carport driveways, parking lots and other vehicular entrance points.
- 7.2.10. **Emergency and Service Access**: On request, areas on Trust streets may be painted red for a distance of 10 feet in front of a walkway area to allow emergency vehicle access where structures restrict turning radius.
- 7.2.11. **Narrow Traffic Lanes**: Parking shall not be permitted on roadway sections where traffic lanes are less than 16 feet from curbing to lane marking. The curbing in these areas shall be painted red.

7.3. MOTOR VEHICLES shall be parked as close to the curb as is practical in a parallel position, but in no event further than 12 inches from said curb (unless otherwise directed in the case of diagonal or other parking as indicated by painting striping).

7.3.1. Parking on all Trust Streets (streets having names) shall be in the direction of the flow of traffic in all cases of parallel parking.

7.4. Parking areas on the west and east sides of the Amphitheater are designated EMPLOYEE parking spaces during business hours. RESIDENTS are prohibited from using the EMPLOYEE spaces during business hours.

7.4.1. Certain parking spaces in the north and east areas of the lot are painted green to indicate a limited parking time for MOTOR VEHICLES belonging to RESIDENTS and business VISITORS or left unpainted to indicate availability to non-employees for a longer time frame. Non-resident parking is allowed at the green-curbed, 20-minute parking slots only. MOTOR VEHICLES belonging to non-residents may not be parked in the Amphitheater parking lot. The northwest corner of the

GOLDEN RAIN FOUNDATION Seal Beach, California



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Amphitheater parking lot is a “no parking” area. The first two spaces due east are green-striped, limited time parking spaces.

- 7.4.2.** Parking spaces in the Health Care Center parking lot, unless otherwise marked, will be for RESIDENTS of Seal Beach Leisure World during business hours.
- 7.5.** Overnight parking is not allowed by RESIDENTS or guests in the Health Care Center, Clubhouse Five, or Clubhouse Six parking lots. Parking is permitted for up to 72 hours in the parking lots of Clubhouse One, Two, Three, and Four, and the Amphitheater (except the RV area – see Section 7.13).
- 7.6.** Parking on the curb or sidewalk by any MOTOR VEHICLE or trailer other than certain EMPLOYEE vehicles is prohibited at all times.
- 7.7.** Washing vehicles on the streets IN LEISURE WORLD is prohibited at all times.
- 7.8.** Carports are the responsibility of the respective Mutual Corporations. See policy series 7502 for details.
- 7.9.** Any vehicle without proof of registration or with an expired registration may not be parked on Trust Streets.
- 7.10.** RESIDENTS’ vehicles without a Seal Beach Leisure World decal may not be parked on Trust Streets.
- 7.11.** Trailers not connected to a vehicle may not be parked on Trust Streets (RV – See Section 7.13).
- 7.12.** RESIDENT owners may park their RV in front of their apartment, or as near to their apartment as is safely possible, for up to 48 hours for the purpose of loading or unloading. Mutual Seventeen Only: Mutual Seventeen resident owners/lessees and their guests only may park their RV in front of their condo, or as near to their condo as is safely possible, for up to 72 hours for the purpose of loading and unloading.
 - 7.12.1.** VISITORS may park their RV in front of their RESIDENT host’s apartment, or as near as is safely possible, for up to 7 days PROVIDED the host notifies the Security Department AND posts the host RESIDENT’S name and telephone number in a conspicuous place in the right front window, or windshield in the case of a MOTOR VEHICLE.
 - 7.12.2.** For the purpose of providing additional room for VISITORS,



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RESIDENT owners may park their RV in front of their apartment, or as near as is safely possible, for up to 7 days PROVIDED the RESIDENT notifies the Security Department AND posts their name and telephone number in a conspicuous space in the right window of the vehicle.

- 7.12.3. RVs may not be parked on any curb or walk, or any place that any other vehicle may not legally park. Hoses or electric cords may not be passed to such vehicle across any walkway or roadway, nor can anything be discharged from a RV onto the ground, pavement or into any open container. Exterior protruding items, such as steps or louvered windows, are not allowed.
- 7.13. The Security Department reserves the right to have an RV relocated to the west side of the Clubhouse Four parking lot if, in its judgment, the parking of the RV causes a hazard or definite inconvenience to neighbors.
- 7.14. RESIDENT owners or visitors may park their RV or detached RV in the parking lot west of Clubhouse Four for up to 14 days PROVIDED that the name of the owner of the vehicle and the telephone number of the RESIDENT host, in case of visitors, is posted conspicuously in the right front window of the trailer or in the windshield of the RV. In all cases, the Security Department must be notified immediately of such parking. Extensions may be granted by the Security and Transportation Manager for humanitarian purposes.
 - 7.14.1. Visitors who park their RV in the parking lot west of Clubhouse Four may not house a pet.
 - 7.14.2. RVs that are equipped with generators must park along the south wall or in the center of the lot.
 - 7.14.3. Generators shall not be operated before 8:00 a.m. or after 9:00 p.m.
- 7.15. Making non-emergency repairs to any MOTOR VEHICLE IN LEISURE WORLD is not permitted.

8. GOLF CARTS AND LSVs (Low-Speed Vehicles):

- 8.1. LSVs shall follow all the provisions of the California Vehicle Code and the regulations listed in the Leisure World Seal Beach Traffic Rules and Regulations and the policies of the Mutual Corporations. A Leisure World vehicle decal is required on all GOLF CARTS and LSVs.



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- 8.1.1.** LSVs must meet federal Motor Vehicle Safety Standards, Title 49, Part 571 Subpart B, Section 571.500, S1 through S5 (a), S5 (b) 1 through 10.
- 8.1.2.** GOLF CARTS or LSVs used during night operations must have headlights, brake lights, and directional signals.
- 8.2.** Driving a GOLF CART or LSV less than 48" in width on a sidewalk shall be permissible only from the point of origin to the nearest driveway or place of exit to the street.
 - 8.2.1.** Driving a LSV more than 48" in width is prohibited on all walkways and sidewalks.
- 8.3.** While driving a GOLF CART or LSV less than 48" in width on a Trust street, walkway, or sidewalk, the driver of the GOLF CART or LSV less than 48" in width shall yield the right of way to all PEDESTRIANS and shall not, under any circumstances, travel at a speed greater than is reasonable and prudent, having due regard for the safety of all PEDESTRIANS on the sidewalk.
- 8.4.** Maintenance MOTOR VEHICLES, when utilized by EMPLOYEES for the purpose of providing maintenance service to Leisure World Mutual Corporations, shall be permitted to travel on sidewalks, lawns, and walkways as necessary to efficiently provide such maintenance services. Maintenance MOTOR VEHICLES shall not be operated at such a speed as to pose a hazard to PEDESTRIANS and, unless unavoidable due to emergency maintenance, said MOTOR VEHICLES shall not be parked so as to block any normal PEDESTRIAN right of way, i.e., sidewalk, walkway or carport.
 - 8.4.1.** Gasoline-powered vehicles are prohibited from using sidewalks adjacent to Trust streets. EXCEPTION: golf carts, medical emergency vehicles belonging to the Health Care Center; service vehicles belonging to the Golden Rain Foundation; and service vehicles belonging to contractors or vendors that are designed for sidewalk use and are doing business with RESIDENTS or Mutual Corporations.
- 8.5.** ANY VISITOR driving a GOLF CART or LSV must have a valid driver's license and be accompanied by a RESIDENT.



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9. BICYCLES (NON-MOTORIZED):

- 9.1.** While riding a BICYCLE on a street or sidewalk, the rider has the responsibility of following the safety rules listed herein.
- 9.2.** While riding a BICYCLE on a sidewalk, the rider shall yield the right of way to all PEDESTRIANS and shall not, under any circumstances, travel at a speed greater than is reasonable and prudent, having due regard for the safety of all PEDESTRIANS on the sidewalk.
- 9.3.** Any BICYCLE owned by a Leisure World RESIDENT may be registered with the Security Department.
- 9.4.** BICYCLES may not be ridden within the confines of Clubhouses. BICYCLES must be walked in internal corridors, under roof overhangs, and in breezeways.
- 9.5.** The following equipment is required while riding a BICYCLE on a street or sidewalk IN LEISURE WORLD:
 - 9.5.1.** A brake which enables the operator to make one braked wheel skid on dry, level, and clean pavement.
 - 9.5.2.** Handlebars that are not raised so high that the operator must elevate their hands above the level of their shoulders in order to grasp the normal steering grip area.
- 9.6.** BICYCLES shall not be of a size as to prevent the operator from safely stopping the BICYCLE, supporting it in an upright position with at least one foot on the ground, and restarting it in a safe manner.
- 9.7.** BICYCLES operated during darkness shall be equipped with the following:
 - 9.7.1.** A lamp emitting a white light that illuminates the street or sidewalk and is visible from a distance of 300 feet to the front and sides of the bicycle.
 - 9.7.2.** A red reflector mounted on the rear of the BICYCLE which is visible from a distance of 500 feet to the rear of the vehicle.
 - 9.7.3.** A white or yellow reflector mounted on each pedal which is visible from 200 feet to the front and rear of the BICYCLE, except BICYCLES which are equipped with reflectorized tires on the front and rear need not be equipped with side reflectors. All reflectorized tires must meet DMV requirements.



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- 9.7.4. A lamp or lamp combination, emitting a white light attached to the operator and visible from a distance of 300 feet in front and from the sides of the BICYCLE, may be used in place of the lamp attached to the BICYCLE.
- 9.8. When operating a BICYCLE at a speed less than the normal speed of traffic moving in the same direction at such time, the rider shall ride as close as practicable to the right-hand curb or edge of the roadway except under any of the following situations:
 - 9.8.1. When overtaking and passing another BICYCLE or MOTOR VEHICLE proceeding in the same direction.
 - 9.8.2. When preparing for a left turn at an intersection or into a driveway.
 - 9.8.3. When reasonably necessary to avoid conditions (including, but not limited to, fixed or moving objects, bicycles, pedestrians, animals, surface hazards, or substandard width lanes) that make it unsafe to continue along the right-hand curb or edge. For purposes of this section, a "substandard width lane" is a lane that is too narrow for a bicycle and a vehicle to travel safely side by side within the lane.
- 9.9. Any person operating a BICYCLE on a one-way street with two or more marked traffic lanes may ride as near the left-hand curb or edge of the roadway as practicable.
- 9.10. Signals by hand and arm shall be given in the following manner:
 - 9.10.1. **Left turn** – Left hand and arm extended horizontally beyond the side of the BICYCLE.
 - 9.10.2. **Right turn** – Left hand and arm extended upward beyond the side of the BICYCLE or right hand and arm extended horizontally to the right side of the BICYCLE.

10. PEDESTRIANS IN ROADWAYS:

- 10.1. Every PEDESTRIAN upon a roadway shall yield the right-of-way to all vehicles upon the roadway so near as to constitute an immediate hazard.
 - 10.1.1. The driver of a MOTOR VEHICLE shall yield the right-of-way to a PEDESTRIAN crossing the roadway within any marked crosswalk or within any unmarked crosswalk at an intersection, except as otherwise provided in these rules and regulations.

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10.1.2. This section does not relieve a PEDESTRIAN from the duty of using due care for his or her safety. A PEDESTRIAN may not suddenly leave a curb or other place of safety and walk or run into the path of a MOTOR VEHICLE that is so close as to constitute an immediate hazard. A PEDESTRIAN may not unnecessarily stop or delay traffic while in a marked or unmarked crosswalk.

10.1.3. The driver of a MOTOR VEHICLE approaching a PEDESTRIAN within any marked or unmarked crosswalk shall exercise all due care and shall reduce the speed of the vehicle or take any other action relating to the operation of the MOTOR VEHICLE as necessary to safeguard the safety of the PEDESTRIAN.

10.1.4. Section 10.1.2 does not relieve a driver of a MOTOR VEHICLE from the duty of exercising due care for the safety of any PEDESTRIAN within any marked or unmarked crosswalk or within any unmarked crosswalk at an intersection.

10.2. Whenever any MOTOR VEHICLE has stopped at a marked or unmarked crosswalk at an intersection to permit a PEDESTRIAN to cross the roadway, the driver of any other vehicle approaching from the rear shall not overtake and pass the stopped vehicle.

10.3. A PEDESTRIAN may not walk upon any roadway if a sidewalk is available.

10.4. A totally or partially blind PEDESTRIAN who is carrying a predominantly white cane (with or without a red tip), or using a guide dog, shall have the right-of-way.

11. REPORTING ACCIDENTS:

11.1. The driver of any MOTOR VEHICLE or BICYCLE involved in any accident resulting in death or injury to any person shall immediately stop and notify the Seal Beach Police Department and the Security Department of their identity and the particulars of the accident.

11.2. The driver of any MOTOR VEHICLE or BICYCLE involved in any accident resulting in damage to property, including a MOTOR VEHICLE, shall identify themselves to the owner or individual in control of said property, if present, within twelve (12) hours, and they shall notify the Leisure World Security Department of their identity and the particulars of the accident within twelve (12) hours. This shall be in addition to any laws established by the State of



SECURITY

Traffic Rules and Regulations

California.

12. TOWING POLICY

- 12.1.** The Security Department has been authorized by the Boards of Directors to enforce the traffic rules of this community in compliance with Vehicle Code Section 22658, which may result in the towing of a vehicle at the vehicle owner's expense. The Security Department is authorized to tow abandoned, stored, and/or inoperable vehicles after requesting compliance to remove the vehicle. If no compliance is made within ten (10) days of written or verbal notification, vehicle will be subject to tow. When impossible to notify owner, MOTOR VEHICLE may be towed twenty-one (21) days after Security Department issues a citation.
- 12.2.** MOTOR VEHICLES parked in a no parking zone, in handicapped spaces without a proper placard, in properly posted construction zones, in front of fire hydrants, or that are blocking entrances and exits, may be towed immediately at the registered owner's expense.
- 12.3.** MOTOR VEHICLES leaking gasoline, oil, or any other hazardous fluid may be towed, at owner's expense, if owner cannot be found.

Also see Policies 1909, 1909.1, 1909.2, 1911, and 1914 which relate to speed limits, one-way streets and handicap parking

MUTUAL CONCURRENCE

| | | | |
|--------|------------|------------|---|
| One: | 11/19/2009 | Nine: | --- |
| Two: | 12/15/2009 | Ten: | 1/27/2010 |
| Three: | 12/9/2009 | Eleven: | 12/4/2009 |
| Four: | 11/18/2009 | Twelve: | --- |
| Five: | 11/18/2009 | Fourteen: | 4/27/2010 |
| Six: | 11/24/2009 | Fifteen: | 11/16/2009 |
| Seven: | 11/20/2009 | Sixteen: | 11/16/2009 |
| Eight: | 11/23/2009 | Seventeen: | 12-08-09 (as amended under Section 7.12) |

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Keywords: Traffic Rules Definitions Towing Parking Security

(Jul 19)

GOLDEN RAIN FOUNDATION Seal Beach, California

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: RESCIND 80-1925-1, TRAFFIC RULES AND REGULATIONS -
ENFORCEMENT ON TRUST PROPERTY
DATE: MARCH 12, 2020
CC: FILE

At the February 23, 2021 meeting of the GRF Board of Directors, the Board voted to adopt and rescind various Security, Bus ,and Traffic Committee documents, including 80-1925-1, Traffic Rules and Regulations – Enforcement on Trust Property, pending a 28-day notification to the membership.

I move to rescind 80-1925-1, Traffic Rules and Regulations – Enforcement on Trust Property, in conjunction with the approval of the consent calendar presented.



SECURITY

Traffic Rules and Regulations – Enforcement on Trust Property

1. ENFORCEMENT:

- 1.1** Except as otherwise stated herein, select provisions of the most current California Vehicle Code, and all amendments or revisions apply IN LEISURE WORLD to all PEDESTRIANS and persons operating MOTORIZED VEHICLES or BICYCLES.
- 1.2** Enforcement of these Traffic Rules and Regulations shall be the responsibility of the Security Department. Security Officers shall issue a Notice of Violation ("Citation") for violations of rules and regulations.
- 1.3** Any person in violation of the rules and regulations set forth above, including, without limitation, a RESIDENT, SHAREHOLDER, MEMBER, CAREGIVER, VENDOR, CONTRACTOR, VISITOR or EMPLOYEE, shall be subject to the provisions set forth herein ("VIOLATOR").

2. NOTICES OF VIOLATIONS:

- 2.1** Citations for moving violations, when possible, will be handed to the VIOLATOR in person by the citing Security Officer. Citations for parking violations, when VIOLATOR is unknown, will be attached to the vehicle in an appropriate and secure manner.
 - 2.1.1** A copy of a Citation issued to an EMPLOYEE shall be forwarded to the Human Resources Manager and the Executive Director.
 - 2.1.2** All EMPLOYEES, either of the Foundation or the Health Care Center, whose work assignment requires them to bring personal MOTOR VEHICLES IN LEISURE WORLD, shall have their MOTOR VEHICLE registered in the same manner as MEMBER/RESIDENT MOTOR VEHICLES. EMPLOYEE vehicles shall display an appropriate parking pass at all times while on the property.
 - 2.1.3** The Security Department or Health Care Center Administrator is responsible for removing the decal from a terminated EMPLOYEE'S vehicle.
- 2.2** Handicapped person placard display violations may be dismissed if a Handicapped person placard identification valid at the time of the citation is presented to the Security Department.

SECURITY**Traffic Rules and Regulations – Enforcement on Trust Property****3. PENALTIES**

- 3.1** The Security Department shall issue citations and keep records of the number and type of violations in any rolling six (6) month period. If two (2) violations have been issued to the same driver in a six (6) month period, notification shall be sent to the appropriate department with the required method of compliance as outlined below.

SHAREHOLDERS and MEMBERS have the right to contest within thirty (30) days of the date of the violation. A hearing will be scheduled, with the SHAREHOLDER receiving at least ten (10) days prior written notice, at which the Shareholder may contest before penalties are imposed.

- 3.2** For SHAREHOLDERS, MEMBERS, AND RESIDENTS, Security will issue the appropriate correspondence after two (2) violations. This first notification letter shall require completion of the AARP Safe Driver Class or other equivalent driver education training offered. Certificate of completion will be submitted to the Security Department.

If there is no compliance within sixty (60) calendar days, or if the violator deemed a repeat offender (defined as three (3) or more violations within a consecutive twelve (12) month period) or possible risk to the community, a second letter will be sent by first class mail to the SHAREHOLDER, MEMBER, OR RESIDENT calling the SHAREHOLDER OR MEMBER to a hearing. The Hearing Panel may determine, in its discretion, to impose one or more of the following disciplinary measures and shall provide the member with written notice of its decision within fifteen (15) days following the action:

- 3.2.1** The resident decal may be revoked and removed unless and until proof of compliance is presented to the Security Department.
 - 3.2.2** The Department of Motor Vehicles may be notified of the series of violations on the DS699, Request for Drivers Re-examination.
 - 3.2.3** The Mutual President will be notified.
- 3.3** For VENDORS and CONTRACTORS, the notice will be forwarded to the Physical Property Office to issue the appropriate letter. Entry pass shall be revoked and SHAREHOLDER or department that provided the pass shall be notified. The Mutual President will be notified.
- 3.4** For CAREGIVERS, the entry pass shall be revoked and the SHAREHOLDER that provided the pass shall be notified. The Mutual President will be notified.

SECURITY**Traffic Rules and Regulations – Enforcement on Trust Property**

- 3.5** For VISITORS, the entry pass shall be revoked and the SHAREHOLDER that provided the pass shall be notified. The Mutual President will be notified.
- 3.6** For EMPLOYEES, the notice shall be forwarded to the Human Resources office to be dealt with per current policy.
- 3.7** Revocation of the resident decal is not a denial of entry into the community.

Document History

Adopted: 25 Nov 15 Amended: 23 Jul 19

Keywords: Traffic Citation Vendor Member Caregiver Security



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: RESCIND 80-1927-1, PARKING RULES FOR TRUST PROPERTY
DATE: MARCH 12, 2020
CC: FILE

At the February 23, 2021 meeting of the GRF Board of Directors, the Board voted to adopt and rescind various Security, Bus ,and Traffic Committee documents, including 80-1927-1, Parking Rules for Trust Property, pending a 28-day notification to the membership.

I move to rescind 80-1927-1, Parking Rules and Regulations for Trust Property, in conjunction with the approval of the consent calendar presented.



SECURITY

Parking Rules for Trust Property

The following Parking Rules are strictly enforced and are applicable to all persons controlling or operating vehicles on any TRUST PROPERTY regulated by the Golden Rain Foundation (GRF) of Seal Beach. This refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

Per the Occupancy Agreements for Mutuals 1-12, 14-16 and Mutual 17 CCRs: all Shareholder/Members are solely responsible for the actions of their guests and employees, therefore they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these policies when appropriate, such as maintenance or security vehicles assisting first responders or providing emergency services to a Shareholder/member unit or GRF TRUST PROPERTY.

1. PREFACE

In order to promote safety, all drivers and pedestrians shall follow the same parking rules as are required on public streets, unless otherwise specified herein.

2. DEFINITIONS

Words appearing in ALL CAPITAL LETTERS are defined in this section.

2.1. ALTERNATIVE DISPUTE RESOLUTIONS (ADR)

A method of resolving disputes other than by litigation involving a neutral third party pursuant to Civil Code Sections 5925-5965.

2.2. ASSIGNED PARKING

A defined parking location that has been designated for the use of a specific individual or group by the GRF.

2.3. BICYCLE/TRICYCLE

A device with 2 or 3 wheels, respectively, upon which any person can ride propelled exclusively by human power through a belt, chain or gears.

2.4. CAREGIVER

A non-shareholder/member hired or identified by a Shareholder/ Member as providing part-time or full-time care. This person must be registered with Stock Transfer.

2.5. COMMERCIAL VEHICLES

A motor vehicle of a type required to be registered and used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property. A COMMERCIAL VEHICLE shall also mean any type of vehicle, which includes without limitation,



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a truck, van or trailer that has one or more of the following traits:

- 2.5.1.** Larger than one (1) ton carry weight;
- 2.5.2.** Bares a prominent business name or advertisement. If the graphic medium is removable, such as a magnetically attached sign, this element does not apply when all such signage is removed and stored out of view;
- 2.5.3.** Normally employed or designed for commercial business use, whether or not a business name or advertisement is displayed.
- 2.5.4.** Racks, materials, ladders, tool boxes and/or tools are visible on the exterior of the vehicle;
- 2.5.5.** Used to haul any hazardous materials;
- 2.5.6.** Designed to carry more than 15 (fifteen) passengers.

2.6. DUE PROCESS

An established course for judicial proceedings or other governmental activities designed to safeguard the legal rights of the individual.

2.7. ELECTRIC BICYCLE

Two-wheeled vehicle supplemented with an electric motor. It may not be driven on sidewalks.

2.8. GOLF CART

A motor vehicle having not less than three wheels in contact with the ground, having an unladed weight of less than 1,300 pounds, which is designated to be and is operated at no more than 20 mph, and has a maximum width of 48".

2.9. INTERNAL DISPUTE RESOLUTION (IDR)

An internal due process procedure offering an opportunity for both sides to meet and confer in good faith in an effort to resolve a dispute and reach a resolution of alleged violations of community rules.

2.10. LOW-SPEED VEHICLE (LSV)

A motor vehicle which is designed to travel in excess of 20 MPH with a maximum speed of 25 MPH. LSV's less than 48" in width shall be driven in accordance with the rules and regulations established for Golf Carts. LSV's that are more than 48" in width are prohibited from all walkways and sidewalks.

2.11. MOBILITY SCOOTER

A vehicle that is propelled by an electric motor with a battery pack on the vehicle. This vehicle is self-propelled.

2.12. MOTORCYCLE

A motorcycle has more than a 150cc engine size, and no more than three



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wheels and has to be registered with the Department of Motor Vehicles (DMV).

2.13. MOTOR-DRIVEN CYCLE

A motor-driven cycle has 149cc or less engine size (CVC §405) and has to be registered.

2.14. NON-RESIDENT

A person without the right under the governing documents and applicable law to occupy a dwelling within a Mutual.

2.15. PARKING PERMIT BINDER

A register maintained by the Security Department to document vehicles granted a limited exception to certain parking rules.

Examples: Extended RESIDENT'S absence, overnight RV parking, late night calls for overnight guests without a parking permit.

2.16. PARKING RULES VIOLATION PANEL (PRV)

The GRF Board of Directors (BOD) has established a committee consisting of a facilitator (the GRF Vice President), three (3) GRF directors and an alternate as may be designated from time to time by the BOD and assigned to meet on a rotating schedule to hear Shareholder/Member disputes regarding Parking RULES VIOLATIONS NOTICES issued by Security Department.

2.17. PEDESTRIAN

Any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle. This also includes any person operating a self-propelled wheelchair, motorized scooter, tricycle or quadricycle.

2.18. PROHIBITED VEHICLES

2.18.1. Aircraft;

2.18.2. Boats, personal watercraft, and their trailers, except as allowed in Section 3.8 – Recreational Vehicles Restricted;

2.18.3. INOPERABLE VEHICLE: a vehicle that lacks a functioning engine or transmission, or non-functioning wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways;

2.18.4. Off-road vehicle (not street licensed) other than GOLF CART or GOLF CAR;

2.18.5. UNAUTHORIZED VEHICLE: Use of a motor vehicle in the community without consent of GRF or at least one of the Mutuals;

2.18.6. UNREGISTERED VEHICLE: no current valid State registration; or

2.18.7. Vehicle designed to carry 12 (twelve) or more passengers.



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EXCEPTION:

Buses or limousines to load or offload passengers with approval from the Security Department or Recreation Departments.

2.19. RECREATIONAL VEHICLE (RV)

A motor vehicle or trailer for recreational dwelling purposes; a motor home or other vehicle with a motor home body style which has its own motor power or is towed by another vehicle.

EXCEPTION:

Van camper conversions.

2.20. RESERVED PARKING

A parking location that is marked as such by a sign, or curb or pavement marking is set-aside for use only by the designated user(s).

2.21. RULES VIOLATION NOTICE (CITATION)

A written notification of a violation of GRF parking policies placed on the violating vehicle. This information is forwarded to the related mutual president.

2.22. TRUST PROPERTY

All land operated by the GRF on behalf of the Mutuals.

2.23. TRUST STREETS

Streets with names.

2.24. UNASSIGNED PARKING

Not an ASSIGNED PARKING space.

2.25. UNAUTHORIZED VEHICLE

A vehicle not permitted to be on TRUST PROPERTY.

2.26. VEHICLE USED FOR RECREATION (VUFR)

Boats, boat trailers, all-terrain vehicles (ATVs), trailers used to transport ATVs.

3. RULES FOR PARKING

3.1. PROHIBITED VEHICLES

3.1.1. No PROHIBITED VEHICLE shall be parked on TRUST PROPERTY.

3.1.2. At no time, shall any vehicle be parked on TRUST PROPERTY if it is leaking any fluids.

EXCEPTION:

Clear Water

3.1.3. Any of these types of vehicles are subject to immediate towing at
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the owner's expense. See Section 6 – Towing Policy.

3.2. TEMPORARY PARKING PERMITS

3.2.1. The following Parking Permits are issued by Security Department

3.2.2. All Parking Permits must be displayed on dashboard of vehicle or on the king pin of a fifth wheel or the tongue of a trailer:

3.2.2.1. Shareholder/member for use on rental or new vehicle;

3.2.2.2. Guest of Shareholder/Member;

3.2.2.3. Overnight Parking Permit at request of Shareholder/Member for Guest.

3.3. GENERAL PARKING RULES

3.3.1. Park Safely – At no time may a vehicle be parked in a manner creating a traffic hazard.

3.3.2. No animal or child is allowed to be left alone in any parked vehicle on TRUST PROPERTY. Animal Control or Seal Beach Police will be called immediately in either circumstance.

3.3.3. Fire Hydrant – At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See Section 6 – Towing Policy.

3.3.4. Sidewalk – No vehicle may be parked with any portion of it on a sidewalk.

3.3.5. Off Pavement – At no time may a vehicle be parked with any portion of it off pavement.

3.3.6. Curb or Parking Stall – Vehicles may park in a designated parking stall or along a curb or sidewalk, unless otherwise provided herein.

Vehicles on a two-way travel roadway must be parked with the passenger side wheels within 18 (eighteen) inches of the curb or sidewalk.

3.3.6.1. Vehicle must be parked completely within the marked boundaries of a parking space

3.3.6.2. A vehicle may be parked in a location that is not a marked stall; however, at no time may it be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.

3.3.6.3. Any vehicle without proof of current valid State

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registration may not be parked on TRUST PROPERTY at any time.

3.3.6.4. Any vehicles without a GRF decal on windshield or pass displayed on the dash may not be parked on TRUST PROPERTY.

3.3.6.5. Trailers not connected to a vehicle are not permitted to be parked on TRUST STREETS.

Such trailers may be parked in the Permit section at Clubhouse 4 (four) only with a permit issued by the Security Department.

3.3.6.6. Pods, moving trailers or similar portable storage units are not permitted on TRUST PROPERTY without Security Department authorization.

3.3.6.7. Vehicles in violation are subject to immediate tow away at owner's expense. See Section 6 – Towing Policy.

3.4. PARKING ZONES

3.4.1. Red Zones – Vehicles in violation are subject to immediate tow away at owner's expense. See Section 6 – Towing Policy.

3.4.1.1. Fire Hydrant or Fire Lane: No person shall park or leave standing any vehicle within 15 (fifteen) feet of a fire hydrant even if the curb is unpainted.

3.4.1.2. Non-Fire Lanes: A vehicle may not be left unattended.

3.4.1.3. Bus Stops: No person shall park or leave standing any vehicle within 30 (thirty) feet on bus stop side of the street to provide for loading and unloading of buses.

3.4.1.4. Drive-up Mail Boxes: No person shall park or leave unattended any vehicle within 15 (fifteen) feet of the mail box.

3.4.2. Blue Zone (Handicapped): Vehicles must display a valid, government-issued disabled (handicapped) license plate or placard.

3.4.3. Green Zone: Parking may not exceed time limit posted by sign or curb marking.

EXCEPTION:

Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government-issued disabled (handicapped) license or placard.



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- 3.4.4. White Zone: Passenger loading and unloading only. Time limit: 30 (thirty) minutes.
- 3.4.5. Yellow Zone: Commercial vehicle loading and unloading only: 30 (thirty) minutes.
- 3.4.6. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise restricted.

3.5. RESIDENT'S PARKING

A RESIDENT'S vehicle (not RV or VUFR) may be parked for no more than 96 72 (seventy-two) hours in one location without first notifying the Security Department.

3.6. NON-RESIDENT PARKING

NON-RESIDENT vehicles are not eligible for extended parking privileges without permit issued by the Security Department.

- 3.6.1. Any violation of this section may result in vehicle being towed at the owner's expense. (see Section 6 - Towing Policy)

3.7. CAREGIVER PARKING

A CAREGIVER may park on TRUST PROPERTY only when a CAREGIVER parking pass is displayed on the dashboard of the vehicle.

For Caregiver parking rights, the person must be registered with the GRF Stock Transfer office.

3.8. CONTRACTOR AND SERVICE VEHICLE PARKING

- 3.8.1. Contractors' vehicles must comply with all rules set forth herein and must not obstruct or park on the sidewalk.
- 3.8.2. Contractor and service vehicles, including personal vehicles driven by workers shall not be parked on TRUST PROPERTY (TRUST STREETS included) overnight without a permit.

3.9. OVERNIGHT PARKING PERMITS

- 3.9.1. RESIDENT overnight parking is prohibited without a Security Department issued vehicle decal or Overnight Parking Permit.
- 3.9.2. COMMERCIAL VEHICLES, equipment, and materials utilized in authorized activities conducted for the Mutual, or its RESIDENTS overnight parking is not permitted without an Overnight Parking Permit issued by the Security Department.

EXCEPTION:

COMMERCIAL VEHICLES parked in assigned rental spaces in Allen's Alley by Clubhouse 2 (Two).

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- 3.9.3.** The Overnight Parking Permit must be displayed face-up on the driver side dashboard of the MOTOR VEHICLE, or prominently affixed to the front of trailers or equipment.
- 3.9.4.** The following vehicles and equipment are prohibited from parking on TRUST STREETS at any time between the hours of 12:00 a.m. and 7:00 a.m. unless otherwise addressed in this policy:
 - 3.9.4.1.** Vehicle not displaying a valid GRF decal or Overnight Parking Permit.
 - 3.9.4.2.** Recreational Vehicle – except as provided below in Section 3.10 – “Recreational Vehicles Restrictions.”
 - 3.9.4.3.** COMMERCIAL VEHICLE, construction/ maintenance equipment, storage and disposal units, building materials.

3.10. RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR) RESTRICTIONS

An RV or VUFR may be parked on TRUST STREETS only when meeting all of the following conditions:

- 3.10.1.** RV parked at any TRUST PROPERTY facility **MUST** have Security Department issued decal or a Parking Permit.
- 3.10.2.** RV or VUFR is parked up to 48 (forty-eight) hours for the purpose of loading or unloading.
- 3.10.3.** Other activities, such as sleeping or resting in the RV or VUFR, and vehicle maintenance are not allowed.
- 3.10.4.** RV or VUFR must be parked with engine and accessory equipment (e.g. exterior lights, air conditioner, audio and video equipment) shut off.
The generator may ONLY be used between the hours of 8:00 a.m. and 8:00 p.m. while loading or unloading the vehicle.
- 3.10.5.** Extensions such as slide-outs, tilt-outs, and awnings must be closed. Steps must not block the sidewalk.
- 3.10.6.** RV or VUFR may not be attached to any external power supply.
- 3.10.7.** Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.
- 3.10.8.** No animals or children are to be left unattended on or within any RV or VUFR at any time.

3.11. “FOR SALE” SIGNS

"For Sale" signage shall not be displayed on any vehicle on TRUST



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PROPERTY.

3.12. REPAIRS

Vehicles may not be rebuilt or rehabilitated, major service may not be performed, and fluids may not be changed on any TRUST PROPERTY.

3.13. WASHING

All washing of vehicles must be done at the car and RV washing areas behind Clubhouse 2 (Two). Vehicles must have a GRF decal.

EXCEPTION: NON-RESIDENTS shall not be permitted to wash their vehicle anywhere on TRUST PROPERTY.

4. TRUST PROPERTY PARKING AREAS

4.1. CLUBHOUSE ONE

4.1.1. Parking next to the Wood Shop is prohibited between 11:00 p.m. and 7:00 a.m.

4.1.2. Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the west side of the clubhouse (Burning Tree).

4.1.3. Parking is permitted up to 72 (seventy-two) hours in the lot across from the clubhouse next to the golf course.

4.2. CLUBHOUSE TWO

4.2.1. Parking next to the Wood Shop and car wash is prohibited between 11:00 p.m. and 7:00 a.m.

4.2.2. Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the east side of the clubhouse (El Dorado).

4.2.3. Parking is permitted up to 72 (seventy-two) hours in the lot between the clubhouse and the RV lot.

4.3. CLUBHOUSE THREE & FOUR

4.3.1. Permit Parking

The three (3) approved locations within the Clubhouse 4 (four) parking lot are for temporary RV and VUFR use, subject to the terms and conditions noted in this policy.

Available permit parking is limited. Spaces are allotted on a "first come first served" basis.

EXCEPTION:

The Radio Club Yellow Emergency Van

Innovative Cleaning Service Vehicles

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4.3.2. Identification

All RVs and VUFRs must be registered with the Security Department and display the Parking Permit in order to park in the noted locations. If the RV or VUFR does not have a windshield, the identification must be placed on the king pin of a fifth wheel or the tongue of a trailer.

4.3.3. RVs and VUFRs

4.3.3.1. Shareholders/Members and Guests may park a RV or VUFR temporarily in the noted locations for the purpose of loading and unloading, and preparing the vehicle for travel or storage subject to these Rules and Regulations of the GRF.

4.3.3.2. Notification – Shareholders/Members and Guests must notify Security Department immediately when entering the community with their RV or VUFR. This notification is required in order to park temporarily for a term as follows:

4.3.3.3. Maximum Consecutive Nights

Shareholders/Members may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within the Clubhouse 4 (four) parking lot for a maximum of 21 (twenty-one) days at no charge. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.



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Guests may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within the Clubhouse 4 (four) parking lot for a maximum of 14 (fourteen) days at no charge. An additional 7 (seven) days are available with a fee. See section below. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

- 4.3.3.4.** In the event of an unexpected medical and or mechanical emergency the Security Chief, Deputy Security Chief or the Executive Director may grant a limited extension not to exceed 72 (seventy-two) hours.

EXCEPTION:

Watch Commander or Deputy Chief may grant extension until return of the Security Chief or Executive Director.

- 4.3.3.5.** The Security Chief must make a monthly report of all permitted vehicles to the Security Bus and Traffic Committee (SBT).

- 4.3.3.6.** Failure to comply may result in towing of the vehicle at the owner's expense.

4.3.4. Use of an RV or VUFR

- 4.3.4.1.** Shareholder/Members and Guests may live in a RV or VUFR parked in the community for a maximum of seven (7) days. This includes sleeping, cooking or any other activities not associated with preparation of the vehicle for travel or storage.

- 4.3.4.2.** No animal or child shall be left alone in a vehicle at any time.

- 4.3.5.** Safety Requirements – All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in community.

4.3.6. Parking Fees for RV or VUFR

- 4.3.6.1.** Shareholder/Member: ~~First~~ Twenty-one (21) days – No Charge.

- 4.3.6.2.** Guest of Shareholder/Member:

There is no charge for the first fourteen (14) days.



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The following seven (7) days will be charged at rate of \$20.00 per day.

4.3.6.3. Payment will be collected by the Security Department at the time the Parking Permit is issued. Checks only. All other types of payments will be made at the Finance Department.

4.3.6.4. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

4.4. BUILDING FIVE, CLUBHOUSE SIX, HEALTHCARE CENTER, ADMINISTRATION AND ALLEY

No overnight parking is permitted.

EXCEPTIONS:

Security Vehicles;

CARE ambulances;

Pharmacy delivery vehicles; and

Two (2) Healthcare Vehicles;

24 Hour Nurse;

HCC Golf Cart;

GRF Vehicles; and

Innovative cleaning service vehicles.

4.5. AMPHITHEATER

4.5.1. No Shareholder/member may park in any space marked for "Staff" or HCC between the hours of 7am to 6pm, Monday to Friday.

4.5.2. The parking space designated for the HCC 24-Hour Nurse may never be used by anyone else except that employee and the HCC Golf Cart.

5. BICYCLES/TRICYCLES

BICYCLES or TRICYCLES may not be parked in any manner interfering with foot or vehicle traffic. Bicycles must be parked utilizing parking racks where provided. GRF is not liable for damaged, lost or stolen property.

Attended BICYCLES or TRICYCLES may be parked off pavement, but only in such a manner as not to damage landscaping.



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Parking on a sidewalk is prohibited.

6. TOWING

The Security Department will take steps to identify the owner and make contact. Failure to contact the vehicle owner shall not affect GRF's ability to tow any vehicle in violation of these rules or posted signage.

6.1. Immediate Towing Situation

A vehicle parked in either Red Zone "Fire Lane" or "Fire Hydrant."

6.2. Red Ticket Towing Notice

The vehicle has been issued a notice of parking violation, and 96 hours have elapsed since the issuance of that notice.

7. DUE PROCESS

Due Process is a set of procedures of increasing stages of formality and associated additional costs to both parties.

7.1. Internal Dispute Resolution (IDR) Process

- 7.1.1.** Person charged with the violation (Violator) can pay the fine. The citation has the fines for parking violations on the reverse side of the form.
- 7.1.2.** The Violator has the right to contest the "rules violation" in writing to the Parking Rules and Violations Panel (PRV) within ten (10) business days of the date of the violation,
- 7.1.3.** A hearing will be scheduled at the next monthly meeting of the PRV. Hearings will be scheduled once a month on the fourth Monday of the month at 9:00 am.
- 7.1.4.** Violator may submit a response in writing within ten (10) business days of the violation to the PRV, if they are unable to attend the hearing.
- 7.1.5.** The PRV must be notified ten (10) business days prior to the hearing if interpreter's services are needed and the language required.
- 7.1.6.** Shareholder/Members will be notified in writing of the results of the hearing within 15 business days.

7.2. Notice of Hearing

The written RULES VIOLATION NOTICE (Citation) serves as written notice of the violation and hearing (Civ. Code §5855). The following items will be set forth in the written Violation of Rules:

- 7.2.1.** Description of violation, including time of violation and location and possible penalties (including possible monetary penalties); and

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Parking Rules for Trust Property

7.2.2. Hearing date, time, and location of Hearing.

7.3. Notice Handout

This document supplements the Citation and must contain the following:

- 7.3.1. The date, time, and place of the hearing;
- 7.3.2. The nature of the alleged violation (including the date/time and location) for which a member may be disciplined;
- 7.3.3. A statement that the member has a right to attend the hearing and present evidence. (Civ. Code §5855(b).);
- 7.3.4. Notification that a "Failure to Respond" will acknowledge acceptance of the violation and the corresponding fine may be imposed; and
- 7.3.5. A section to indicate the need for an interpreter and the language requested. The PRV must be notified at least ten (10) business days prior to the hearing if the Shareholder/member will bring an interpreter.

7.4. Extensions

The Shareholder/Member may request one extension of the panel hearing under these following circumstances:

- 7.4.1. An extension of Hearing date at least 48 (forty-eight) hours prior to the scheduled PRV hearing with no explanation;
- 7.4.2. An extension for medical, health or family issues;
- 7.4.3. The written notification to the PRV panel that the Violator is bringing a lawyer. This will require a minimum 30-day extension to insure PRV attorney will be present, or
- 7.4.4. A second extension may be granted by the PRV.

7.5. PRV Hearing

- 7.5.1. Defense - The Shareholder/Member has the right to examine and refute evidence. The photos may be viewed in the Security Office by appointment. The Security Department will have a representative present to explain all relevant information and evidence. This may include questions during the hearing. Members also have the right to submit their defense in writing rather than make an appearance before the PRV. (Corp. Code §7341(c)(3).)
- 7.5.2. Lawyers - The Shareholder/Member has a "right" to bring a lawyer to represent them in an IDR hearing. The Shareholder/Member must provide a 30-day written notification to the Panel. The Shareholder/Member may bring an Observer or interpreter.

SECURITY**Parking Rules for Trust Property**

- 7.5.3. The Panel Session is a closed meeting. Hearings will be held in executive session. The Shareholder/Member may request an open hearing.
- 7.5.4. If the Shareholder/Member does not appear at the scheduled meeting without prior notification to the Panel, this will be accepted as agreement by the Shareholder/Member of the validity of the violation and the appropriate fine may be assessed.

7.6. Post-Hearing Due Process

- 7.6.1. Findings - The PRV panel shall make "findings" to support the panel's decision regarding the alleged violation. Findings may allow for vacating the citation.
- 7.6.2. The fine is reasonable and rationally related to the operations of the association. The session will include violation number and results of hearing.
- 7.6.3. Notice of Decision. Notice of the panel's decision must be given by first-class mail within 15 business days following the PRV's decision (Civ. Code §5855(c); Corp. Code §7341(c)(2).) The letter of decision shall include the panel's findings.

7.7. The PRV Panel

- 7.7.1. GRF must have a published enforcement policy in place as required by law.
- 7.7.2. Panel will meet on the 4th Monday of each month at 9:00 a.m. in Administration Conference Room A.
- 7.7.3. A second meeting will be scheduled if the volume of hearing requests is too large; it will meet on the 4th Wednesday at 1:00 p.m. in Conference Room B.

EXCEPTION:

- 7.7.3.1. Contractors will be adjudicated by the Facilities Director.
- 7.7.3.2. Health Care Center (HCC) employees will be adjudicated by HCC management.
- 7.7.3.3. GRF employees will be adjudicated by GRF Human Resources Department.

Document History

Adopted: 27 Dec 16 Amended: 27 Jun 17 Amended: 23 Jul 19

Keywords: Parking Definition Due Process Trust Property Security

(Jul 19)

GOLDEN RAIN FOUNDATION Seal Beach, California



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: RESCIND 80-1928-1, GOLF CART AND LOW SPEED VEHICLE RULES
DATE: MARCH 12, 2020
CC: FILE

At the February 23, 2021 meeting of the GRF Board of Directors, the Board voted to adopt and rescind various Security, Bus ,and Traffic Committee documents, including 80-1928-1, Golf Cart and Low Speed Vehicle Rules, pending a 28-day notification to the membership.

I move to rescind 80-1928-1, Golf Cart and Low Speed Vehicle Rules, in conjunction with the approval of the consent calendar presented.



SECURITY

Golf Cart and Low Speed Vehicle Rules

The following Parking Rules and Regulations are strictly enforced and are applicable to all **Golf Carts** and **LSVs**.

1. DEFINITION:

- 1.1. **"LW"** as used herein means any Trust Property managed by the Golden Rain Foundation (GRF).
- 1.2. **"RESIDENT"** as used herein means any Member, qualified permanent resident or co- occupant.
- 1.3. **"VISITOR"** as used herein means any person who is not a "RESIDENT" as listed above.
- 1.4. **"GOLF CART"** means a vehicle having not less than three wheels in contact with the ground, having an unloaded weight of less than 1,300 pounds, which is designed to be operated at no more than 20 mph, and has a maximum width of 48".
- 1.5. **"LSVs"** means a vehicle similar to and including a gem car, which is designed to travel in excess of 20 MPH with a maximum speed of 25 MPH.
- 1.6. **ALTERNATIVE DISPUTE RESOLUTIONS (ADR)**
A method of resolving disputes other than by litigation involving a neutral third party pursuant to Civil Code Sections 5925-5965. See Policy 1927-37 Section 7.
- 1.7. **PARKING RULES VIOLATION PANEL (PRV)** The GRF Board of Directors (BOD) has established a committee consisting of a facilitator (the GRF Vice President), three (3) GRF directors and an alternate as may be designated from time to time by the BOD and assigned to meet on a rotating schedule to hear Shareholder/Member disputes regarding Parking RULES VIOLATIONS NOTICES issued by Security Department. See Policy 1927-37 Section 7
- 1.8. **RULES VIOATIONS NOTICES (CITATION)**
A written notification of a violation of GRF parking policies placed on the violating vehicle. This information is forwarded to the related mutual president.



SECURITY

Golf Cart and Low Speed Vehicle Rules

2. APPLICABILITY OF REGULATIONS:

- 2.1. A RESIDENT is not required to have a driver's license to operate a GOLF CART or LSV in LW.
- 2.2. Any VISITOR driving a GOLF CART or LSV in LW must have a valid driver's license, be over (eighteen) 18 years of age and be accompanied by a RESIDENT.

3. DECAL REQUIREMENTS:

- 3.1. All GOLF CARTs and LSVs must have a valid decal to be parked on Trust Property at any time.
- 3.2. All VEHICLES, including GOLF CARTs and LSVs must have a valid annual decal issued by the Security Department displayed on the vehicle. RESIDENT must be present at issuance of decal. The following items must be presented:
 - 3.2.1 GRF ID card; and
 - 3.2.2 Insurance policy.

4. PARKING:

For the purpose of identifying parking limitations and fines see Policies 1927-37.

Document History

Adopted: 23 Jan 18 Amended: 23 Jul 19

Keywords: Golf Cart Low Speed Decal Security
 Vehicle

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: NON-BUDGETED FUNDING REQUEST, REWARD
DATE: MARCH 23, 2021
CC: FILE

On March 22, 2021, a community member received anonymous correspondence of a hateful and threatening nature. Immediate actions were taken by both Seal Beach Police and GRF to identify this individual.

To facilitate the leads and tips to support the investigations, the Board of the Golden Rain Foundation wishes to offer a reward of \$5,000 for information directly leading to the arrest and prosecution of the responsible party for the anonymous anti – AAPI hate correspondence sent to a GRF member.

This action is deemed in the best interest of the community in stopping conduct that violates GRF's governing documents, Federal and State laws.

I move to approve nonbudgeted funds, in an amount of \$5,000, as a reward for information directly leading to the arrest and prosecution of the responsible party for the anonymous anti – AAPI hate correspondence sent to a GRF member on March 22, 2021.