

GRF ADMINISTRATION COMMITTEE

Glossary of Terms

The GRF Glossary of Terms creates greater efficiency for the Board's formulation and enforcement of rules governing the community by codifying meanings of terms and limiting the need to include those definitions in each rule.

1. **ACTIVE ADULT COMMUNITY:** A residential community with recreational and educational activities for active senior adults. Assisted living, independent, and skilled nursing services are NOT provided.
2. **AGE-RESTRICTED COMMUNITY:** A residential community for adults aged 55 or over as defined by applicable State and Federal law.
3. **ALL-TERRAIN VEHICLE (ATV):** a three- or four-wheeled MOTOR VEHICLE no wider than 50 inches designed for riding on unpaved surfaces. Its steering is controlled by handlebars and has a seat designed to be straddled by the operator.
4. **ALTERNATE DISPUTE RESOLUTION (ADR):** A method of resolving disputes other than by litigation involving a neutral third party pursuant to Civil Code sections 5925-5965.
5. **AMENITIES FEE:** A one-time fee paid to GOLDEN RAIN FOUNDATION (GRF) for use of TRUST PROPERTY, facilities, and AMENITIES, by a MEMBER, authorized CO-OCCUPANT or QUALIFIED PERMANENT RESIDENT. (For RENTER/LESSEE, see TRUST PROPERTY USE FEE).
6. **AMENITY:** Any LEISURE WORLD SEAL BEACH facility or feature that provides comfort, convenience, enjoyment, or pleasure.
7. **ASSESSMENT:**
 - 7.1. Monthly Assessment: The recurring DUES paid by the MEMBER to GRF and the MEMBER's MUTUAL to cover the predicted expenses of maintaining the community.
 - 7.2. Special Assessment: A payment by the MEMBER to GRF or the MEMBER's MUTUAL to cover unforeseen costs, emergencies, or unanticipated DEFAULTS by other MEMBERS of the corporation.
8. **ASSIGNED PARKING:** A defined parking location that has been designated for the use of a specific individual or group by GRF.
9. **AUTHORIZED RESIDENT:** An OCCUPANT who has been approved, under the terms of GRF and the RESIDENT's respective MUTUAL, to occupy a residential UNIT IN LEISURE WORLD. These include a MEMBER occupying a unit, a RENTER/LESSEE, a QUALIFIED PERMANENT RESIDENT under the age of 55, or a CO-OCCUPANT.



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10. **BICYCLE**: A device equipped with a seat, propelled exclusively by human power through a belt, chain, or gears, and having one or more wheels.
11. **BUDGET**: An estimate of income and expenses for a future period.
12. **BYLAWS**: A GOVERNING DOCUMENT that addresses matters such as membership meetings, voting rights, elections, meetings of the BOARD OF DIRECTORS, appointment of officers, and similar administrative matters.
13. **CAPITAL FUNDS**: Monies set aside for the purchase of fixed or capital assets.
14. **CAREGIVER**: A family member or other person, unpaid or receiving compensation as money, lodging, or food in exchange for care, who tends to the needs or concerns of an AUTHORIZED RESIDENT with short- or long-term limitations due to illness, injury, or disability. (Also see PERMITTED HEALTH CARE RESIDENT).
15. **CC&Rs**: Covenants, Conditions, and Restrictions (Mutual 17).
16. **COMMERCIAL VEHICLE**: A MOTOR VEHICLE used or maintained for the transportation of persons for hire, compensation, or profit; or a vehicle or trailer used, or maintained primarily for the transportation of property. A COMMERCIAL VEHICLE shall also mean any type of vehicle, which includes without limitation, a passenger vehicle, truck, van, or trailer that has one or more of the following traits:
 - 16.1. Measures more than 80 inches from the ground to the highest point of any permanently installed rack, storage container, appliance, machinery or other extension to the vehicle's roof. A pop-up top will be measured with the extension closed;
 - 16.2. Has a manufacturer's specified minimum curb weight greater than 4,000 pounds and a Gross Vehicle Weight Rating (GVWR) greater than 8,000 pounds;
 - 16.3. Bears 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;
 - 16.4. Has equipment racks, materials, ladders, toolboxes and/or tools visible from the exterior of the vehicle;
 - 16.5. Used to haul any hazardous materials;
 - 16.6. Designed to carry more than 12 (twelve) passengers.
17. **COMMERCIAL WORKER**: A part-time or full-time employee or subcontractor of a CONTRACTORS.



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18. **COMMON AREA:** That portion of a real estate development not assigned to the exclusive PROPERTY INTEREST of an individual SHAREHOLDER or OWNER.
19. **COMMON INTEREST DEVELOPMENT:** A real-estate development whose SHAREHOLDERS or OWNERS share a common set of financial obligations, property rights and community RULES established in a set of recorded rights and restrictions.
20. **COMMUNITY RULES VIOLATION NOTICE:** A written notification of a violation of a GRF RULE that is presented to a MEMBER, AUTHORIZED RESIDENT, VISITOR, or other person, or posted on their VEHICLE.
21. **COMMUNITY RULES VIOLATION PANEL:** A panel comprising designated members of the GRF BOARD OF DIRECTORS that receives from MEMBERS any appeals and resolves violations of GRF rules.
22. **CONDOMINIUM OR CONDOMINIUM UNIT:** A Single, individually – owned housing unit in a multi-unit Mutual 17 building.
23. **CONTRACTOR:** Any company, organization, or person, including a CAREGIVER, who enters into an agreement with GRF, its MEMBERS, the MUTUALS or AUTHORIZED RESIDENTS to do business or provide services IN LEISURE WORLD SEAL BEACH.
24. **CONTRACT WORKER:** see CONTRACTOR.
25. **CO-OCCUPANT:** A person holding no ownership interest in a UNIT who is approved by the respective MUTUAL to reside with a SHAREHOLDER or Mutual 17 CONDOMINIUM OWNER. A co-occupant is required to pay the GRF AMENITIES FEE.
26. **COOPERATIVE HOUSING:** The arrangement in which a COOPERATIVE MUTUAL owns a group of housing UNITS and COMMON AREAS for the use by all the MUTUAL's RESIDENTS.
27. **COOPERATIVE MUTUAL:** One of the MUTUALS numbered 1-12 and 14-16 in which the RESIDENTS' PROPERTY INTEREST is conveyed through ownership of the MUTUAL's STOCK CERTIFICATE.
28. **COVENANTS:** Formal agreements or promises set forth in a DEED OR OCCUPANCY AGREEMENT.
29. **DEED:** An official legal document establishing ownership rights to a Mutual 17 CONDOMINIUM.



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30. **DEFAULT:** Failure to fulfill an obligation required by duty, law, or GOVERNING DOCUMENTS.
31. **DIRECTOR:**
- 31.1. An individual elected by the MEMBERS of each MUTUAL to the GRF BOARD OF DIRECTORS.
- 31.2. The professional manager heading one of the following GRF departments: Facilities, Finance, Human Resources, Information Technology Services, Internal Operations, Mutual Administration, Recreation, Security, and Service Maintenance.
- 31.3. An individual elected by a MUTUAL's SHAREHOLDERS to a position on the BOARD OF DIRECTORS of their respective MUTUAL.
32. **DUES:** The obligatory monthly payment by the MEMBER to GRF and the MEMBER's MUTUAL to pay for the predicted expenses of maintaining the community. (See ASSESSMENT)
33. **DUE PROCESS:** An established procedure designed to safeguard legal rights of an individual during the resolution of their possible violation of GRF RULES or other GOVERNING DOCUMENTS.
34. **DWELLING UNIT:** (See UNIT).
35. **EGREGIOUS CONDUCT:** An act or omission that is deplorable, flagrant, or outrageous by an accepted standard of legal or moral conduct, including but not necessarily limited to highly offensive and/or aggressive acts, discrimination, boundary violations and invasions of privacy.
36. **ELECTRIC BICYCLE:** A two- or three-wheeled MOTOR VEHICLE that has fully operable pedals for human-driven propulsion, and an electric motor of no more than 750 watts capable of propelling the bicycle at no more than 28 miles per hour.
37. **ELIGIBILITY:** Satisfying the conditions each MUTUAL has established for qualifying to reside within their respective MUTUAL.
38. **EMOTIONAL SUPPORT ANIMAL:** Animals that do not qualify as SERVICE ANIMALS but that provide a sense of safety, companionship, and comfort to those with psychiatric or emotional disabilities or conditions.
39. **EMPLOYEE:** A person who is directly employed by the GRF, either on a full-time, part-time, or temporary basis.

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40. **ESCROW:** Process under which something such as a DEED or money is put in the custody of a neutral third party until prescribed conditions are met.
41. **EXCLUSIVE USE COMMON AREA:**
- 41.1. COMMON AREA in the MUTUALS or TRUST PROPERTY designated for the particular use of one or more, but fewer than all MEMBERS.
- 41.2. That portion of TRUST PROPERTY leased by GRF to a CONTRACTOR or GRF-recognized CLUB.
42. **EXECUTIVE DIRECTOR:** The professional manager appointed by and reporting to the GRF BOARD OF DIRECTORS, who is responsible for GRF's day-to-day operations and business strategy.
43. **FEE:** A charge or payment for services, or use of a privilege.
44. **GOLDEN RAIN FOUNDATION (GRF):** A non-profit corporation that holds in trust, operates, and maintains TRUST PROPERTY facilities, STREETS, AMENITIES, and certain other improvements within the geographic area identified as LEISURE WORLD SEAL BEACH for the benefit of the MEMBERS. GRF, under a MANAGEMENT AGREEMENT, provides defined services such as administrative, financial, maintenance, and community patrol to the MUTUALS.
45. **GOLF CART:** A MOTOR VEHICLE having not less than three wheels in contact with the ground, having an unloaded weight of less than 1,300 pounds, and a maximum width of 48 inches. It is designed to be and cannot be operated at more than 20 mph.
46. **GOVERNING DOCUMENTS:** Articles of Incorporation, BYLAWS, OCCUPANCY AGREEMENT, Declaration of Trust, RULES, and any other documents that regulate the operation of GRF and the MUTUAL corporations.
47. **GUEST:** See Visitor.
48. **IDENTIFICATION CARD:** A card indicating current membership status issued by the GRF to an individual AUTHORIZED RESIDENT.
49. **IN LEISURE WORLD SEAL BEACH:** Any real property held in TRUST or managed by the GRF or owned by the MUTUAL Corporations.
50. **INOPEPARABLE VEHICLE:** A VEHICLE that lacks a functioning engine or transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate within its intended purpose.



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51. **INTERNAL DISPUTE RESOLUTION (IDR):** DUE PROCESS procedure offering an opportunity for both sides to meet and confer in good faith in an effort to resolve a dispute or reach a resolution concerning alleged violations of community RULES.
52. **LANDLORD TENANT RELATIONSHIP:**
- 52.1. Relationship between the COOPERATIVE MUTUAL corporations and their respective SHAREHOLDERS.
- 52.2. Relationship in which a MEMBER leases the UNIT in which they have a PROPERTY INTEREST to another authorized person.
53. **LEISURE WORLD:** A geographic location within Seal Beach, California.
54. **LESSOR MEMBER:** a GRF MEMBER who leases their UNIT to a person approved as an authorized resident by the MEMBER's MUTUAL. A LESSOR MEMBER who enters into a contract with a new RENTER/LESSEE after January 1, 2021, is subject to restrictions outlined in GRF RULE 35-3182-1, and relevant rules of their respective MUTUAL.
55. **LOW SPEED VEHICLE (LSV):** 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 wider than 48 inches are not permitted to travel on sidewalks IN LEISURE WORLD SEAL BEACH.
56. **MAINTENANCE VEHICLE:** A VEHICLE, including GOLF CARTS, LSVs or self-powered landscaping and earth-moving equipment, or trailers or carts employed to provide services to GRF, the MUTUALS and AUTHORIZED RESIDENTS.
57. **MANAGEMENT AGREEMENT:** A contract between GRF and a MUTUAL that specifies the administrative, maintenance and other services GRF supplies to the MUTUAL and the costs for those services.
58. **MEMBER:** A SHAREHOLDER in one of the COOPERATIVE MUTUALS or a Mutual 17 CONDOMINIUM OWNER in LEISURE WORLD SEAL BEACH.
59. **MEMBER/OWNER:** See Member.
60. **MEMBERSHIP CERTIFICATE:** A legal document affirming a COOPERATIVE MUTUAL SHAREHOLDER or Mutual 17 OWNER's right of access to community AMENITIES. A single certificate per unit is issued by GRF upon the individual's payment of their AMENITIES FEE, or upon the individual entering into an approved payment plan for same.



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61. **MOBILITY SCOOTER:** A three- or four-wheeled, electrically propelled conveyance no more than 27 inches wide at its widest point. It provides mobility aid equivalent to a wheelchair. Its maximum speed is no more than 15 MPH on level ground.
62. **MOTORCYCLE:** A two- or three-wheeled MOTOR VEHICLE propelled by a gasoline-fueled engine of more than 150 cubic centimeters, or by an electric motor of more than 4 brake horsepower. It must be registered with the Department of Motor Vehicles.
63. **MOTOR-DRIVEN CYCLE:** A two- or three-wheeled MOTOR VEHICLE propelled by a gasoline-fueled engine of 149 cubic centimeters or less, or by an electric motor of less than 4 brake horsepower. It must be registered with the Department of Motor Vehicles.
64. **MOTORIZED SCOOTER:** A powered two-wheeled MOTOR VEHICLE that has a platform on which the operator can stand while riding.
65. **MOTOR VEHICLE:** A means of conveyance that is self-propelled, including MOTOR-DRIVEN CYCLES, GOLF CARTS, LSVs, MOTORCYCLES, RECREATIONAL SCOOTERS, ELECTRIC BICYCLES, and self-balancing human-transporter-type vehicles.
66. **MUTUAL CORPORATION (MUTUAL):** One of the 16 independent corporations in LEISURE WORLD SEAL BEACH that owns, manages, and operates its respective COMMON INTEREST PROPERTY.
67. **NON-RESIDENT:** Any person who is not an AUTHORIZED RESIDENT within Leisure World.
68. **NON-RESIDENT CO-OWNER:** Any person whose name is listed on a UNIT's STOCK CERTIFICATE but who has not been authorized by their respective MUTUAL to legally reside within that UNIT. A NON-RESIDENT CO-OWNER has no rights of residency or access to AMENITIES but can initiate the TRUST review upon the SHAREHOLDER's death.
69. **NON-STANDARD ITEMS:** Those components within a UNIT that are defined by a COOPERATIVE MUTUAL's OCCUPANCY AGREEMENT or RULES as STANDARD ITEMS that were replaced on the initiative of a present or a previous SHAREHOLDER. Such components are no longer the MUTUAL's responsibility to maintain and/or replace.
70. **OCCUPANCY AGREEMENT:** The agreement between one of the COOPERATIVE MUTUALS and a UNIT's SHAREHOLDER(s), that details the terms under which the individual(s) is entitled to possession of their respective



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71. **OCCUPANCY**: The legal act, state, or condition of holding, possessing, or residing in a UNIT in LEISURE WORLD SEAL BEACH.
72. **OCCUPANT**: A person who has been authorized by their respective MUTUAL to reside in a UNIT in LEISURE WORLD SEAL BEACH.
73. **OPERATING FUND**: Monies set aside for operating expenses.
74. **ORANGE COUNTY USER FEE (OC USER FEE)**: The payment for sewer services provided to each UNIT by the Orange County Sanitation District.
75. **ORIENTATION**: The required new RESIDENT's "in-person" meeting with one or more MUTUAL Board DIRECTORS and a GRF Physical Property Inspector, to:
- 75.1. Review MUTUAL RULES and expectations;
 - 75.2. Examine the UNIT's condition;
 - 75.3. Identify STANDARD ITEMS and NON-STANDARD ITEMS;
 - 75.4. Answer new AUTHORIZED RESIDENTS' questions.
76. **OWNER**: The person(s) named on the DEED of a MUTUAL 17 CONDOMINIUM.
77. **PEDESTRIAN**:
- 77.1. Any person who is a foot.
 - 77.2. Any person operating a manually- or self-propelled wheelchair, MOBILITY SCOOTER, or other conveyance designed to provide mobility equivalent to a wheelchair to persons with physical disabilities.
78. **PENALTY**: A monetary fine or disciplinary action.
79. **PERMITTED HEALTH CARE RESIDENT**: A temporary residency status an AUTHORIZED RESIDENT can request for a family member or other person providing substantial live-in, long-term, or terminal health care to the AUTHORIZED RESIDENT when the RESIDENT is absent from the unit due to hospitalization or other necessary care but is expected to return to the unit within 90 days. [Civil Code 51.3(7)] and [Civil Code 51.3(7)(i)]. (Also see CAREGIVER).
80. **PET**: A domesticated animal as approved and defined in each Mutual's Pet Policy.
81. **POLICIES, RULES AND REGULATIONS**: The principles and directives governing GRF, the respective MUTUAL corporations, and MEMBERS.
82. **PROCEDURE**: A series of steps to be followed to accomplish an end result.



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83. **PROHIBITED VEHICLE:** A conveyance, including all those listed below, that cannot be parked on TRUST PROPERTY or TRUST STREETS.
- 83.1. Aircraft.
 - 83.2. Boats, personal watercraft, snowmobiles, and similar recreational conveyances; and their trailers.
 - 83.3. INOPERABLE VEHICLE.
 - 83.4. Off-road vehicle (not street-licensed) other than GOLF CART.
 - 83.5. UNAUTHORIZED VEHICLE.
 - 83.6. UNREGISTERED VEHICLE: Any MOTOR VEHICLE that does not possess current registration required by the state of California.
 - 83.7. MOTOR VEHICLE designed to carry more than 12 passengers, with the exception of buses or limousines authorized by PATROL SERVICES or RECREATION Department to load or offload passengers.
84. **PROPERTY INTEREST:** In the COOPERATIVE MUTUALS, the STOCKHOLDER/SHAREHOLDER's ownership interest in the MUTUAL corporation that is accompanied with the right to occupy a designated UNIT within the MUTUAL.
85. **QUALIFYING RESIDENT:** A person whose age of 55 years or more permits them to apply for residency in a senior citizen housing development.
86. **QUALIFIED PERMANENT RESIDENT (QPR):** A residency status available to a person who meets all the criteria in one of the following categories:
- 86.1. Is 45 years of age or older, and residing with an AUTHORIZED RESIDENT prior to the AUTHORIZED RESIDENT's prolonged absence from the unit due to the RESIDENT's death or hospitalization, or dissolution of marriage with the AUTHORIZED RESIDENT; or
 - 86.2. Was a spouse, co-habitant, or person providing primary economic or physical support to an AUTHORIZED RESIDENT, and residing with the AUTHORIZED RESIDENT prior to the RESIDENT's prolonged absence from the unit due to the RESIDENT's death or hospitalization, or the dissolution of marriage with the AUTHORIZED RESIDENT; or
 - 86.3. Is an AUTHORIZED RESIDENT's disabled child or grandchild, whose disability, disabling illness or disabling injury requires the disabled person to live with the AUTHORIZED RESIDENT during the time of their disabling condition.
87. **RECREATIONAL SCOOTER:** A three- or four-wheeled, electrically propelled conveyance greater than 27 inches but less than 40 inches at its widest point. Its maximum speed is no more than 20 MPH on level ground. Such VEHICLES must observe all standards governing GOLF CARTS under the provisions of these RULES.



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- 88. RECREATIONAL VEHICLE (RV):** A MOTOR VEHICLE or trailer for dwelling purposes; or a vehicle designed and used to tow such;
- 88.1.** A motor home, camper van, travel trailer, truck camper, camping trailer, with or without motive power, designed for recreational purposes, emergency, or other occupancy.
 - 88.2.** Van-camper conversions, or vehicles designed to tow RVs or VUFRs without motive power, that display one or more of the following characteristics:
 - 88.2.1.** Is longer than 20 feet.
 - 88.2.2.** Measures more than 80 inches from the ground to the highest point of any permanently installed rack, storage container, appliance, machinery, or other extension to the vehicle's roof. A pop-up top will be measured with the extension closed.
 - 88.2.3.** Has a manufacturer's listed curb weight over 4,000 pounds and a Gross Vehicle Weight Rating over 8,000 pounds.
- 89. RENTER/LESSEE:** A person whom a MUTUAL has authorized to lease a UNIT IN LEISURE WORLD SEAL BEACH.
- 90. RESERVED PARKING:** A parking location GRF has set aside for use only by the designated user(s) and specified as such by a sign, or markings on curb or pavement.
- 91. RESERVES AND/OR RESERVE FUND:** Monies set aside and identified for future repairs, replacements, or additional components.
- 92. RESIDENT:** Any authorized OCCUPANT of a LEISURE WORLD residential unit, including a MEMBER occupying their unit, a RENTER/LESSEE, a QUALIFIED PERMANENT RESIDENT, or a CO-OCCUPANT authorized by their respective MUTUAL.
- 93. RESIDENTIAL PURPOSES:** To be used as a private dwelling and for no other purpose.
- 94. ROADWAY:** A paved way a MUTUAL maintains within its property that is intended for access to MUTUAL carports, curb-side MOTOR VEHICLE parking and/or the passage of vehicular traffic.
- 95. SERVICE ANIMAL:** A dog that is individually trained to perform tasks, such as recovering dropped items, minimal protection work, rescue work or pulling a wheelchair, for an individual with a disability. (See California Civil Code 54.1 and Penal Code Section 365.5).
- 96. SERVICE PROVIDER:** Any non-GRF EMPLOYEE contracted by a MEMBER or



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AUTHORIZED RESIDENT to assist with home health, cleaning, and/or residential maintenance and repair at their residential UNIT, (See CONTRACTOR).

97. **SHAREHOLDER/STOCKHOLDER:** A person named on a STOCK CERTIFICATE issued by the BOARD OF DIRECTORS of one of the COOPERATIVE MUTUALS in LEISURE WORLD SEAL BEACH.

98. **SPECIAL ASSESSMENT:** See ASSESSMENT.

99. **STANDARD ITEMS:** Structural elements, fixtures, flooring, and appliances within a UNIT that each COOPERATIVE MUTUAL's OCCUPANCY AGREEMENT or RULES define as the MUTUAL's responsibility to maintain and/or replace.

100. **STATE-REGISTERED MOTOR VEHICLE:** a MOTOR VEHICLE that California state law requires to be registered and licensed.

101. **STOCK CERTIFICATE:** Legal document evidencing ownership in a LEISURE WORLD SEAL BEACH COOPERATIVE MUTUAL corporation.

102. **STOCK COOPERATIVE:** A corporation such as MUTUALS 1-12 and MUTUALS 14-16 that are formed primarily for the purpose of holding title to real estate and offering the corporation's SHAREHOLDERS/STOCKHOLDERS the right of exclusive OCCUPANCY in a portion of the corporation's property.

103. **TITLE:** Legal document showing ownership rights in property (Mutual 17).

104. **TRANSFER:** The recording of any changes of an ownership interest to a COOPERATIVE MUTUAL STOCK CERTIFICATE or DEED of a Mutual 17 CONDOMINIUM.

105. **TRUST:** See GOLDEN RAIN FOUNDATION TRUST.

106. **TRUST PROPERTY:** Property held in common and administered by GRF for the use and benefit of the MEMBERS.

107. **TRUST PROPERTY USE FEE (TPUF):** FEE paid to GRF by the RENTER/LESSEE for use of LEISURE WORLD SEAL BEACH AMENITIES, for the duration of the lease.

108. **TRUST STREETS:** Streets within LEISURE WORLD-SEAL BEACH designated with names.

109. **TRUSTEE:** The person or administrative group whose legal duty is to hold and administer property for the benefit of a third party.

110. **UNASSIGNED PARKING:** A location GRF has designated as a legal parking space, but which has not been posted as assigned or reserved parking.



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111. **UNAUTHORIZED VEHICLE:** Any VEHICLE whose entry into the community was not authorized by GRF or a MUTUAL.
112. **UNIT OR DWELLING UNIT:** Residential units located within Leisure World Seal Beach.
113. **UNREGISTERED VEHICLE:** Any VEHICLE that does not possess current registration and license plate required by California state law.
114. **VEHICLE:** A thing used for transporting people or goods.
115. **VEHICLE USED FOR RECREATION (VUFR):** Boats, watercraft, ALL-TERRAIN VEHICLES (ATVs) and snowmobiles; and trailers used to transport them.
116. **VENDOR:** A person or entity seeking to become a CONTRACTOR.
117. **VISITOR:** A person invited by an AUTHORIZED RESIDENT to visit their UNIT.

Document History

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