

**A G E N D A**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL FIFTEEN**  
**June 19, 2017 – Mutual Administration Conference Room**  
**1:00 p.m.**

SHAREHOLDER(S)' COMMENTS – Agenda items only (limited to 3 minutes per person)

CALL TO ORDER / ROLL CALL

INTRODUCTION OF GUESTS AND STAFF:

Mrs. Tran, GRF Representative  
Ms. Hopkins, Mutual Administration Director  
Mr. Antisdell, Building Inspector

APPROVAL OF MINUTES: **Regular Meeting of May 15, 2017**

BUILDING INSPECTOR'S REPORT (**pages 2-4**)

Mr. Antisdell

- a. Report on pricing for transformer chain-link fence gates – discussion of shareholder/volunteer action
- b. Resumption of sidewalk leveling program
- c. Report on costs for balcony inspections

MUTUAL ADMINISTRATION DIRECTOR'S REPORT (**page 5**)

Ms. Hopkins

GRF REPRESENTATIVE'S REPORT

Mrs. Tran

**STAFF SECRETARY BREAK (TIME TO BE DETERMINED BY PRESIDENT)**

PRESIDENTS' REPORT

?, President

VICE PRESIDENT'S REPORT

?, Vice President

SECRETARY/CORRESPONDENCE

?, Secretary

CHIEF FINANCIAL OFFICER'S REPORT

?, Chief Financial Officer

BOARD REPORTS

- a. Laundry Rooms/Carports/Breezeways/Walkway & Breezeway Lighting ? , Director
- b. Landscaping ? , Director
- c. Physical Property ? , Director
- d. Trees ? , Director
- e. Emergency Preparation Awareness ? , Director

OLD BUSINESS –

- a. Ratify adopted/posted Policy 7508.15 – Patio/Estate Sales (**pages 6-8**)
- b. Ratify rescinded/posted Policy 7508 – Patio/Estate Sales (**pages 9-14**)
- c. Ratify adopted/posted Policy 7581.15 – Enforcement of Community Traffic Regulations (**pages 15-16**)
- d. Ratify amended/posted Policy 7502.15 – Carport Regulations (**pages 17-18**)
- e. Ratify adopted/posted Policy 7502.15.1 – Adoption of GRF Policy 1927-37 Fines for Parked Vehicles (**pages 19-31**)
- f. Discuss draft Policy 7510 – Eligibility Requirements – as per committee recommendations (**pages 32-34**)

NEW BUSINESS –

- a. Discuss and determine method to be used in notifying all shareholders of new parking policy and table of fines established
- b. Resolution to maintain procedure per Policy 7510.15 and the Stock Transfer Office (**page 35**)

CLOSING REMARKS

?, President

SHAREHOLDER(S)' COMMENTS – On any topic related to Mutual Fifteen business

ADJOURNMENT

EXECUTIVE SESSION (legal, member issues, if required)

**NEXT MEETING: ANNUAL SHAREHOLDERS' MEETING**  
**June 16, 2017, at 10:00 a.m. in Clubhouse 4, Section B**

cd:6/13/17

**INSPECTOR MUTUAL REPORT**

MUTUAL: (15) FIFTEEN

INSPECTOR: Jerry Antisdal

MUTUAL BOARD MEETING DATE: June 19, 2017

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
2-A	REMODEL	BOTH	05/15/16	12/15/16	YES	NONE	KRESS
3-R	HEAT PUMP	BOTH	05/02/17	06/02/17	NO	05/11/17 FINAL	ALPINE
5-A	ROOM ADDITION	BOTH	07/20/16	10/15/16	YES	09/20/16 FOOTINGS	KBI CONSTRUCTION
5-A	ROOM ADDITION	BOTH	07/02/16	10/15/16	YES	12/16/16 FRAM/SHEAR/ELEC	KBI CONSTRUCTION
5-A	ROOM ADDITION	BOTH	07/02/16	10/15/16	YES	01/13/17 DRYWALL	KBI CONSTRUCTION
7-K	RENOVATIONS	BOTH	05/28/17	08/31/17	NO	NONE	LOS AL BLDRS
16-L	WASHER/DRYER	BOTH	05/01/17	05/30/17	NO	NONE	BERGKVIST
16-L	WASHER/DRYER	BOTH	05/01/17	05/30/17	NO	05/05/17 FRAM/ELEC/PLUM	BERGKVIST
16-L	WASHER/DRYER	BOTH	05/01/17	05/30/17	NO	05/26/17 FINAL	BERGKVIST
17-M	COUNTER TOPS/ LIGHTS	BOTH	02/27/17	08/27/17	NO	NONE	ALPHA MASTER
17-M	COUNTER TOPS/ LIGHTS	BOTH	02/27/17	08/27/17	NO	03/21/17 GROUND PLUM/ELEC	ALPHA MASTER
17-M	COUNTER TOPS/ LIGHTS	BOTH	02/27/17	08/27/17	NO	05/22/17 ROUGH PLUMBING	ALPHA MASTER
17-M	COUNTER TOPS/ LIGHTS	BOTH	02/02/17	08/27/17	NO	05/31/17 SHOWER HOT MOP	ALPHA MASTER
20-G	REMODEL	BOTH	01/20/17	04/20/17	YES	04/04/17 ROUGH PLUMBING	LOS AL BLDRS
20-G	REMODEL	BOTH	01/20/17	04/20/17	YES	05/02/17 FOOTG BLOCK WALL	LOS AL BLDRS
26-D	REMODEL	BOTH	01/20/17	07/30/17	NO	03/24/17 FRAM/SHEATHING	MAMUSCIA
26-D	REMODEL	BOTH	01/20/17	07/30/17	NO	06/06/17 PLUMBING/DRYWALL	MAMUSCIA
26-D	HEAT PUMP	BOTH	06/05/17	07/05/17	NO	NONE	ALPINE
28-D	REMODEL	BOTH	03/20/17	06/10/17	NO	04/06/17 ROUGH PLUMBING	OGAN
28-D	REMODEL	BOTH	03/20/17	06/10/17	NO	04/25/17 FOOTING	OGAN
31-D	ROOM ADDITION	BOTH	11/01/16	12/06/17	NO	NONE	CGR
31-D	ROOM ADDITION	BOTH	11/06/16	12/06/17	NO	02/15/17 FOOTING	CGR
31-D	ROOM ADDITION	BOTH	11/06/16	12/06/17	NO	04/10/17 FRAM/ELEC/SHEAR	CGR
31-D	ROOM ADDITION	BOTH	11/06/16	12/06/17	NO	04/10/17 SHEAR/PLUM/SHEATH	CGR
31-D	ROOM ADDITION	BOTH	11/06/17	12/06/17	NO	04/24/17 DRYWALL	CGR
31-D	ROOM ADDITION	BOTH	11/06/17	12/06/17	NO	05/31/17SHOWER LATH	CGR
32-Q	HEAT PUMP	BOTH	03/09/17	06/20/17	NO	NONE	GREENWOOD
37-C	WINDOWS	BOTH	05/10/17	06/10/17	NO	05/24/17 FINAL	SWENMAN
40-D	HEAT PUMP	BOTH	04/24/17	07/30/17	NO	NONE	GREENWOOD
42-F	COUNTER TOPS	BOTH	04/25/17	06/25/17	NO	NONE	MAMUSCIA
43-H	HEAT PUMP	BOTH	05/01/17	06/17/17	NO	06/06/17	ALPINE
44-G	HEAT PUMP	BOTH	05/30/17	09/30/17	NO	NONE	YES
45-B	REMODEL	BOTH	05/01/17	09/01/17	NO	NONE	RG CONSTRUCTION
45-B	REMODEL	BOTH	05/01/17	09/01/17	NO	05/08/17 UNDERGROUND	RG CONSTRUCTION
45-B	REMODEL	BOTH	05/01/17	09/01/17	NO	06/05/17 FRAM/ELECTR	RG CONSTRUCTION
45-B	REMODEL	BOTH	05/01/17	09/01/17	NO	06/07/17 INSULATION	RG CONSTRUCTION
47-D	REMODEL	BOTH	05/30/17	11/20/17	NO	NONE	LOS AL BLDRS
47-G	SKYLIGHTS	BOTH	07/25/16	08/08/16	YES	NONE	BERGKVIST

SHADED AREAS HAVE BEEN SIGNED OFF

## INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: Jerry Antisdal

MUTUAL BOARD MEETING DATE: **June 19, 2017**

ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-H		01/16/15	06/02/17	06/05/17	06/19/17		
4-D		05/01/17					
5-P		04/11/17					
12-C		06/08/17					
15-A		04/10/17					
16-C		04/06/17					
16-N		02/08/17	03/08/17	03/09/17	03/23/17	04/19/17	
17-E		09/30/16					
19-B		06/01/17					
23-J		06/08/17					
23-R		09/21/16					
28-D		12/13/16					
30-A		09/16/16					
30-C	3/23/2017						
32-D		09/21/16					
37-A		06/01/17					
37-C		02/06/17	03/08/17	03/14/17	03/28/17	04/19/17	
37-H		03/15/17	04/19/17	04/21/17	05/05/17		
37-K		11/25/16	04/18/17	04/21/17	05/05/17		
38-C	3/30/2017						
40-G		06/07/17					
41-A		12/11/15					
42-K		05/20/14					
46-B		04/06/17					
46-G		03/29/17					
46-K		11/14/16					
50-E		04/11/17					
55-L		04/11/17					

**SHADED AREAS HAVE BEEN SIGNED OFF**

NMI = New Member Inspection    PLI = Pre-Listing Inspection    NBO = New Buyer Orientation  
 FI = Final Inspection    FCOEI = Final COE Inspection    ROF = Release of Funds

CONTRACTS/PROJECTS
CALL S AND VISITS TO UNITS 42 CALLS ON LIFTS 8
SIDEWALK REPAIRS AND REPLACEMENTS
TRANSFORMER CHAIN - LINK FENCES AND GATES PRICE TO REMOVE
BALCONY INSPECTIONS COST

MUTUAL FIFTEEN  
TRANSFORMER LOCATION TO REMOVE CHAIN LINK FENCES AND GATES AND  
POLES AND CONCRETE FOOTINGS FOR POLES

- # 1 BLDG. 1-C
- # 2 BLDG. 3-F
- # 3 BLDG. 7-F
- # 4 BLDG. 8-D
- # 5 BLDG. 10-F
- # 6 BLDG. 14-F
- # 7 BLDG. 15-D
- # 8 BLDG. 22-A
- # 9 BLDG. 24-A
- # 10 BLDG.27-A
- # 11 BLDG. 32-A
- # 12 BLDG. 37-F
- # 13 BLDG. 42-F
- # 14 BLDG. 44-G

# Mutual Administration Director's Report June 2017

## SPOTLIGHT ON ENTERTAINMENT Year of the Tribute

The **2017** Amphitheater Season, Leisure World's free summer music series, kicks off on June 29. Shows are held on the stage of the 2,500-seat Amphitheater at the Administration complex and starts at 8 p.m. until September, when they start at 7:30 p.m.

Amphitheater, Thursday Night Show schedule:

1. June 29 Desperado: The Premier Eagles Tribute Band
2. July 6 Garratt Wilkin and the Parrotheads: A Celebration of Jimmy Buffett's Music
3. July 13 Kenny Metcalf as Elton John
4. July 20 The Bird Dogs present The Everly Brothers Experience
5. July 27 Rumours: The Ultimate Fleetwood Mac Tribute
6. August 3 The Garth Guy featuring Dean Simmons The Ultimate Garth Brooks Tribute Show
7. August 10 Stayin' Alive: Tribute to the Bee Gees
8. August 17 The Temptations Revue
9. August 24 Gregory Wolfe as Rod Stewart
10. August 31 December '63: Tribute to Frankie Valli & the Four Seasons
11. September 7 America's Diamond Live featuring Jay White
12. September 14 The Highwaymen Live: A Tribute to Johnny Cash, Willie Nelson & Waylon Jennings

Free Summer Service ~ GRF Minibus service is available for the summer Amphitheater season. A bus will run from 6:30 p.m.-7:55 p.m., making five stops at the Amphitheater.

Flag down the bus from any curb ~ Passengers can flag down the blue-and -white busses from any curbside location along the path of the route. Pick up a copy of the Spotlight and see pages 26 and 27 for the route.

Home Delivery ~ minibuses will be available for boarding about 15 minutes before the show ends. Following the concert, minibus drivers will transport passengers to any safely accessible location near their LW homes. If buses become full, the driver will return to pick up remaining passengers.

Amphitheater Movies ~ All movies start at 8:30 p.m.

1. July 7 The Magnificent Seven
2. July 21 Sully-Miracle on the Hudson
3. August 1 Miss Peregrine's Home for Peculiar Children
4. August 11 Jack Reacher
5. August 18 Queen of Katwe
6. August 25 Deepwater Horizon

Come out and enjoy the summer nights in your community

MUTUAL OPERATIONS**DRAFT POLICY****RESIDENT REGULATIONS****Patio/Carport/Estate Sales – Mutual Fifteen**

THAT NOTWITHSTANDING previous action by this Board, Mutual No. Fifteen will permit estate sales only.

Estate sales will be conducted in accordance with the "Request for Permission to Conduct Patio/Estate Sales" hereby adopted. Authorization to approve such sale(s) is given to the ~~President~~ **Physical Property Director of that building** of the Mutual Corporation or, in the absence of the ~~President~~ **that Director**, ~~any other officer so long as~~ **go to** the President is notified of the sale **for approval of the sale**.

Annual carport sales are permitted, also.

FURTHER, that Policy 7508, "Instructions for Requesting an Estate Sale" be adhered to.

The following instructions must be followed when requesting to conduct an Estate Sale:

1. **Complete four (4) copies of the "Request for Permission to Conduct Estate Sale" (page 2 of this policy) and three copies of "Estate Sale Inventory" (pages 3 and 4 of this policy):**
  - a) **Give one copy of each form to Mutual President at time of approval.**
  - b) **Give one copy of "Request for Permission to Conduct Estate Sale" to the Golden Rain News, if advertising the sale in the News.**
  - c) **Give one copy of "Request for Permission to Conduct Estate Sale" to Security Dept.**
  - d) **Post copy of "Estate Sale Inventory" at place of sale.**
2. **No more than one sale on the same premises in any calendar year.**
3. **No new merchandise acquired solely for the purpose of resale may be sold at the patio sale.**
4. **Sales may last no more than two consecutive days (Thursday and Friday only) between the hours of 9:00 a.m. and 3:00 p.m.**
5. **One sign advertising the sale is allowed on the shareholder premises only. All other signs, either on or off the premises is prohibited.**

MUTUAL OPERATIONS

**DRAFT POLICY**

RESIDENT REGULATIONS

Patio/Carport/Estate Sales – Mutual Fifteen

**6. Definitions (Wikipedia):**

- a. Estate sale (liquidation): A sale to dispose of a substantial portion of the materials owned by a person who is recently deceased or who must dispose of his or her personal property to facilitate a move.
- b. Patio sale: Sale of used goods by private individuals in which sellers are not required to obtain business licenses or collect sales tax but does require a permit.

See attached “Request for Permission to Conduct Estate Sale” (page 3 of this policy) and “Estate Sale Inventory” (pages 4 and 5 of this policy).

MUTUAL ADOPTION

AMENDMENTS

FIFTEEN 07-16-90

06-17-96, 05-21-01, 11-18-10

(Draft created 04/17/17)

MUTUAL OPERATIONS

**DRAFT POLICY**

**RESIDENT REGULATIONS**

Patio/Carport/Estate Sales – Mutual Fifteen

REQUEST FOR PERMISSION TO CONDUCT AN ESTATE SALE

TO: BOARD OF DIRECTORS, SEAL BEACH MUTUAL \_\_\_\_\_  
FROM: \_\_\_\_\_ (Person Conducting Sale)  
SUBJECT: REQUEST TO HOLD AN ESTATE SALE

At Address \_\_\_\_\_ Apt. # \_\_\_\_\_

Date(s) \_\_\_\_\_ between 9 a.m. and 3 p.m.

I am (check one): ( ) Resident Shareholder (at above address) ( ) Executor ( ) Nonres.Co-Owner  
( ) Other (please explain) \_\_\_\_\_

**Upon approval, I agree to:**

- a) See the Mutual Representative after completing this page and the inventory form.
- b) Provide an approved copy of this form to the Golden Rain News, if placing an ad with them.
- c) Provide nonresident shoppers' full names, vehicle make and license number along with an approved copy of this form, to the Security Department and to accept the responsibility, as my personal guests, anyone admitted to Leisure World for the purpose of attending the sale.
- d) Be responsible for damage or liability as a result of the sale activities.
- e) Minimize inconvenience or disturbances to neighboring residents.
- f) Complete the attached brief inventory of the "major" items to be sold.
- g) Provide a signed copy of the inventory to the Mutual Representative and post a copy of inventory at the sale site.

I am aware that the purpose of this sale is to assist in vacating an apartment and that NO merchandise or personal items may be added to the possessions of the owner/former owner or made a part of this sale. ***I understand that a representative of the Mutual may inspect the sale and that the sale can be stopped immediately if there is deviation from this agreement.*** I agree not to add or bring any goods or merchandise to this sale. I understand that I can be barred from holding any sales in Leisure World for a period of one year if I deviate from this agreement.

Date \_\_\_\_\_ Signature \_\_\_\_\_

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**Mutual Approval** – To be completed by ~~Mutual Director~~ **Physical Director or President**

Director's Name \_\_\_\_\_ ( ) Approved ( ) Disapproved

Date \_\_\_\_\_ Signature \_\_\_\_\_

cc: ( ) Mutual ( ) Responsible Party ( ) Golden Rain News ( ) Security Department



**MUTUAL OPERATIONS****SHAREHOLDER REGULATIONS****RESCIND-MUTUAL 15****Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven**

The following instructions must be followed when requesting to conduct an Estate Sale:

1. Complete four (4) copies of the "Request for Permission to Conduct Estate Sale" (page 2 of this policy) and three copies of "Estate Sale Inventory" (pages 3 and 4 of this policy):
  - a) Give one copy of each form to Mutual President at time of approval.
  - b) Give one copy of "Request for Permission to Conduct Estate Sale" to the Golden Rain News, if advertising the sale in the News.
  - c) Give one copy of "Request for Permission to Conduct Estate Sale" to Security Dept.
  - d) Post copy of "Estate Sale Inventory" at place of sale.

Mutuals Two and Seven (persons holding estate sales in Mutuals Two, Seven and Nine must also):

2. Provide one (1) copy of a sales contract or agreement to Mutual Rep. at time of approval.
3. Selling agent must show proof of Seal Beach Business License for person conducting sale (business license not required if person conducting sale is an immediate family member). Person conducting sale must be present at sale site at all times. Mutual Two: Outside merchandise is not permitted.
4. Provide either of the following:
  - a) Proof that a "Notice of Intention to Withdraw" form has been completed and submitted to the Stock Transfer Office.
  - b) For a deceased resident, a copy of a death certificate for a deceased resident or for a living resident, a document that certifies that living resident is in an assisted living facility and does not plan on returning to the unit.

Mutual One (persons holding estate and/or patio sales in Mutual One must also follow below rules):

1. A permit will be secured at least 72 hours prior to the sale and will be prominently posted on the premises during the sale (Request for Permission to Conduct Estate Sale).
2. Authorization to approve an estate and/or patio sale is given to the president of the Mutual corporation or, in the absence of the president, any other Mutual One officer as  
(May 16)

**MUTUAL OPERATIONS****SHAREHOLDER REGULATIONS****RESCIND-MUTUAL 15****Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven**

long as the president is notified of the sale. An officer may not approve his/her own estate and/or patio sale.

3. No more than one sale on the same premises in any calendar year.
4. No new merchandise acquired solely for the purpose of resale may be sold at the patio sale.
5. Sales may last no more than two consecutive days (Thursday and Friday only) between the hours of 9:00 a.m. and 3:00 p.m.
6. One sign advertising the sale is allowed on the shareholder premises only. All other signs, either on or off the premises is prohibited.
7. Definitions (Wikipedia):
  - a. Estate sale (liquidation): A sale to dispose of a substantial portion of the materials owned by a person who is recently deceased or who must dispose of his or her personal property to facilitate a move.
  - b. Patio sale: Sale of used goods by private individuals in which sellers are not required to obtain business licenses or collect sales tax but does require a permit.

**MUTUAL ADOPTION AND AMENDMENTS:**

ONE: 7-26-90, 05-24-01, 03-25-10, 09-29-14  
 TWO: 07-19-90, 05-18-00, 08-16-01, 02-18-10  
 THREE: 07-13-90, 11-08-91, 07-13-01, 03-12-10  
 FOUR: 08-06-90, 07-02-01, 03-10-10 (See Policy 7508.4 - Feb-2016)  
 FIVE: 07-08-91, 07-18-01, 02-17-10  
 SIX: 07-27-90, 07-23-96, 05-22-01, 02-23-10  
 SEVEN: 07-20-90, 07-20-01, 02-19-10  
 EIGHT: 07-23-90, 05-25-01, 03-22-10  
 NINE: 08-13-90, 07-09-01, 06-08-09, 02-08-10, (See Policy 7508.9-May 2016)  
 TEN: 07-25-90, 03-27-96, 06-27-01, 02-24-10  
 ELEVEN: 07-19-90, 07-19-01, 03-25-10 (See Policy 7508.11 –Jan-13)  
 TWELVE: 07-12-90, 07-12-01, 03-11-10  
 FOURTEEN: 07-27-90, 06-13-01, 05-24-10  
 (May 16)

MUTUAL OPERATIONS

## SHAREHOLDER REGULATIONS

**RESCIND-MUTUAL 15**Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven

FIFTEEN: 07-16-90, 06-17-96, 05-21-01, 11-16-09, 09-29-14

SIXTEEN: 07-16-90, 06-18-01, 11-16-09

SEVENTEEN: 12-03-91 (no sales at all)

REQUEST FOR PERMISSION TO CONDUCT AN ESTATE SALE

TO: BOARD OF DIRECTORS, SEAL BEACH MUTUAL \_\_\_\_\_

FROM: \_\_\_\_\_ (Person Conducting  
Sale)

SUBJECT: REQUEST TO HOLD AN ESTATE SALE

At Address \_\_\_\_\_ Apt. # \_\_\_\_\_

Date(s) \_\_\_\_\_ between 9 a.m. and 3 p.m.

I am (check one): ( ) Resident Shareholder (at above address) ( ) Executor ( ) Nonres.Co-  
Owner  
( ) Other (please explain) \_\_\_\_\_Upon approval, I agree to:

- a) See the Mutual Representative after completing this page and the inventory form.
- b) Provide an approved copy of this form to the Golden Rain News, if placing an ad with them.
- c) Provide nonresident shoppers' full names, vehicle make and license number along with an approved copy of this form, to the Security Department and to accept the responsibility, as my personal guests, anyone admitted to Leisure World for the purpose of attending the sale.
- d) Be responsible for damage or liability as a result of the sale activities.
- e) Minimize inconvenience or disturbances to neighboring residents.
- f) Complete the attached brief inventory of the "major" items to be sold.
- g) Provide a signed copy of the inventory to the Mutual Representative and post a copy of inventory at the sale site.

I am aware that the purpose of this sale is to assist in vacating an apartment and that NO merchandise or personal items may be added to the possessions of the owner/former owner or made a part of this sale. ***I understand that a representative of the Mutual may inspect the sale and that the sale can be stopped immediately if there is deviation from this agreement.*** I agree not to add or bring any goods or merchandise to this sale. I understand that I can be barred from holding any sales in Leisure World for a period of one year if I deviate from this agreement.

(May 16)

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

RESCIND-MUTUAL 15

Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven

Date \_\_\_\_\_ Signature \_\_\_\_\_

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**Mutual Approval** – *To be completed by Mutual Director*

Director's Name \_\_\_\_\_ ( ) Approved ( )

Disapproved

Date \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_\_\_

cc: ( ) Mutual ( ) Responsible Party ( ) Golden Rain News ( ) Security Department

**MUTUAL OPERATIONS**

**SHAREHOLDER REGULATIONS**

**RESCIND-MUTUAL 15**

**Patio/Estate Sales** – All Mutuals Except Mutual Four, Nine, and Eleven

Mutual \_\_\_\_\_ Apt. # \_\_\_\_\_

**ESTATE SALE INVENTORY**

Name \_\_\_\_\_ Address \_\_\_\_\_

**Living Room Area:**

**Description (color, type of wood, size, make, etc.)**

- # \_\_\_\_\_ Couch(es) / Sofa(s) \_\_\_\_\_
- # \_\_\_\_\_ Chair(s) \_\_\_\_\_
- # \_\_\_\_\_ Table(s) \_\_\_\_\_
- # \_\_\_\_\_ Cabinet(s) \_\_\_\_\_
- # \_\_\_\_\_ Lamp(s) \_\_\_\_\_
- # \_\_\_\_\_ Television(s) / Radio(s) \_\_\_\_\_
- # \_\_\_\_\_ Picture(s) / Mirror(s) \_\_\_\_\_
- # \_\_\_\_\_ Clock(s) \_\_\_\_\_
- # \_\_\_\_\_ Other \_\_\_\_\_
- # \_\_\_\_\_ Other \_\_\_\_\_

**Bedroom(s):** # of Bedrooms: Circle One: One Two

- # \_\_\_\_\_ Beds \_\_\_\_\_
- # \_\_\_\_\_ Dresser(s)/High-Boy(s) \_\_\_\_\_
- # \_\_\_\_\_ Bookcase(s)/Cabinet(s) \_\_\_\_\_
- # \_\_\_\_\_ Chair(s) \_\_\_\_\_
- # \_\_\_\_\_ Secretary / Desk(s) \_\_\_\_\_
- # \_\_\_\_\_ Nightstand(s) / Table(s) \_\_\_\_\_
- # \_\_\_\_\_ Lamp(s) \_\_\_\_\_
- # \_\_\_\_\_ Picture(s) / Mirror(s) \_\_\_\_\_
- # \_\_\_\_\_ Bed Linens \_\_\_\_\_
- # \_\_\_\_\_ Jewelry \_\_\_\_\_
- # \_\_\_\_\_ Other \_\_\_\_\_
- # \_\_\_\_\_ Other \_\_\_\_\_

**MUTUAL OPERATIONS**

**SHAREHOLDER REGULATIONS**

**RESCIND-MUTUAL 15**

**Patio/Estate Sales – All Mutuals Except Mutual Four, Nine, and Eleven**

Mutual \_\_\_\_\_ Apt. # \_\_\_\_\_

**Kitchen:**

- # \_\_\_\_\_ Table with \_\_\_\_\_ Chairs \_\_\_\_\_
- # \_\_\_\_\_ Microwave or Toaster Oven \_\_\_\_\_
- # \_\_\_\_\_ Small Appliances, i.e. blender \_\_\_\_\_
- # \_\_\_\_\_ Dishes \_\_\_\_\_
- # \_\_\_\_\_ Flatware \_\_\_\_\_
- # \_\_\_\_\_ Pots and Pans \_\_\_\_\_
- # \_\_\_\_\_ Other \_\_\_\_\_
- # \_\_\_\_\_ Other \_\_\_\_\_

**Bathroom:**

- # \_\_\_\_\_ Linens \_\_\_\_\_
- # \_\_\_\_\_ Picture(s) / Mirror(s) \_\_\_\_\_
- # \_\_\_\_\_ Other \_\_\_\_\_
- # \_\_\_\_\_ Other \_\_\_\_\_

**Miscellaneous:**

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Signed: \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_  
Owner/Executor Signature

MUTUAL OPERATIONS

## RESIDENT REGULATIONS

Enforcement of Community Traffic Regulations – Mutual Fifteen Only1 ENFORCEMENT ON TRUST AND GRF PROPERTY

- 1.1 The Mutual Board respects the right and responsibility of the Golden Rain Foundation (GRF) to adopt and reasonably and equitably enforce all aspects of COMMUNITY OPERATIONS Policy 1920 – Traffic Rules and Regulations and Policy 1927 for all “Residents” and “Visitors” on any Trust property or property owned by the Golden Rain Foundation in its own name. Further, the Mutual welcomes GRF to follow individuals onto Mutual property to cite them for infractions that occur on GRF property as described above.
- 1.2 The Mutual Board would appreciate notification of but does not accept responsibility for infractions committed by Mutual Fifteen shareholders and/or their “Visitors” that occur on GRF property.

2 ENFORCEMENT ON MUTUAL PROPERTY

- 2.1 The Mutual Board concurs with the Traffic Rules and Regulations as stated in GRF Policy 1920 adopted by the GRF April 15, 2008, with the following exceptions and amendments when vehicles are on property owned by the Mutual Corporation.
- 2.1.1 The Mutual appreciates notification of citations for infractions that occur within the Mutual. ~~However~~ Enforcement measures will be determined and carried out by the Mutual Board **on infractions not covered by Policy 7502.15 Adoption of GRF Policy 1927-37 Fines for Parked Vehicles – Mutual 15.**
- ~~2.1.2~~ Section 7.3.1 – This Trust street parking with the flow of traffic requirement applies to Mutual Fifteen parking around carport driveways.
- 2.1.2.1 ~~Section 7.8 – In addition to monitoring and citing violations of Mutual Policy 7502.15, the Mutual requests citations for infractions described in Mutual Policies 7506 and 7506.1.~~
- 2.1.3 GRF permitted RV parking described in Sections 7.12.1 and 7.12.2 is not permitted in the Mutual.

(May 13)

**MUTUAL OPERATIONS**

**RESIDENT REGULATIONS**

**Enforcement of Community Traffic Regulations – Mutual Fifteen Only**

2.1.4 Section 8.4.1 – Sidewalk and walkway use of gasoline-powered vehicles is not permitted in the Mutual with the same exceptions as Policy 1920, Section 8.4.1

2.1.5 The Mutual does not concur with GRF Policy 1920, Section 12.0 Towing Policy (see Policy 7582.15 – Towing Vehicles).

2.2 **The Mutual adopts Policy 1927-37 PARKING RULES FOR TRUST POLICY as they apply to Mutual 15 property. (See Policy 7502.15 Adoption of GRF Policy 1927-37 Fines for Parked Vehicles – Mutual 15.)**

**MUTUAL ADOPTION**

**AMENDMENTS**

FIFTEEN: 05-09-13

(May 13)



MUTUAL OPERATIONS**AMENDED POLICY****RESIDENT REGULATIONS****Carport Regulations – Mutual Fifteen**Carport Use

1. Carports are to be used for parking of self-propelled land vehicles in operating condition. Any stored items in the carports must be completely contained in the carport cabinets.
2. Current fire regulations prohibit the storage of fuel oil or any combustible material in the carport areas.
3. All vehicles when parked in the carports must be headed in, **unless exception is granted by a permission from the Board Director assigned to monitor carports. This permission shall be requested, in writing on the appropriate form, and signed by that Board member. The permit shall be displayed in the vehicle in such a manner as to be visible for inspection, preferably through the vehicle windshield.**
4. At each inspection of the carports by the staff of the Physical Property Department, **or the assigned member of the Board of Directors,** notice will also be given to each resident **shareholder** found in violation that the improperly stored material must be removed within ten (10) days or the material will be removed at the resident's **shareholder's** expense.
5. Bicycles, tricycles, carts (if stored properly), and a ladder may be stored under the cabinets in the owner's assigned or rented space. Other vehicles in operating condition, including motorcycles, mopeds, electric carts, bicycles and tricycles, must not be parked between self-propelled land vehicles because that would infringe upon another occupant's vehicle space.
6. Metal or vinyl (no wood) portable storage boxes, approximately 2 feet high by 5 feet in length, are allowed in the carport; not to exceed 30 inches in depth, which is the raised step; the parked vehicle may not extend beyond the drip line of the carport; the boxes may not extend into the neighboring carport; and there is a two-box limit.
7. No items are to be left or placed on the top of the portable storage boxes or behind the boxes, such as a car seat, ice coolers, folding chairs, etc.
8. Cars cannot extend beyond the drip line.
9. Convertible hardtops, canoes, and kayaks may be hung from the rafter over the center of the car (limited to a weight of 145 pounds). You must bolt into the rafters and not the plywood ceiling using a Harken 4-Point Hoister Storage System, or comparable, that has been approved by the Mutual.

If any items fall on another vehicle or person, the shareholder is responsible. The hoister must be removed upon resale or membership transfer, unless the purchasing party agrees to keep it.

(Mar 15)

**MUTUAL OPERATIONS****AMENDED POLICY****RESIDENT REGULATIONS****Carport Regulations – Mutual Fifteen****Carport Assignments**

1. Carport assignments are controlled by the Mutual Corporation and a record of assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.
  - a. Any vehicle parked in a carport must bear a current vehicle decal issued by the Seal Beach Leisure World Security Dept. (except as stated in 4, a.).
  - b. No person shall park any vehicle in any carport not assigned to him/her without permission from the Mutual Board of Directors.
2. Residents **Shareholders** desiring to change carport assignments must obtain approval of the Mutual Board of Directors so that the change can be properly recorded in the Stock Transfer Office.
3. The request for carport re-assignment, if approved, is only temporary and is valid only so long as both participating parties agree to the temporary change. One party determining to withdraw from the agreement may do so as may the successor owner of that party's apartment. The Mutual Corporation retains, at all times, the authority to revoke and cancel this temporary change of carport assignment, at its discretion. The re-assignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either apartment, with absolutely no exceptions to the rules herein provided.
4. Carport space may not be rented to or used by anyone who is not a resident **shareholder** of Mutual Fifteen, except:
  - a. The carport assignee may allow temporary, short-term parking of a vehicle used by a houseguest.
5. Electric carts will no longer be allowed to be charged in carport spaces. Installing, maintaining, and paying for an electrical outlet in the carport for the purpose of charging electric carts is terminated and all existing outlets will be capped upon the sale of the unit.
6. Car washing is not allowed in Mutual Fifteen. You are to use the GRF car wash by Clubhouse Two.

**MUTUAL ADOPTION**

FIFTEEN: 01-18-71

**AMENDMENTS**10-03-92, 05-21-01, 09-18-06, 11-19-12, 02-15-13  
03-16-15

(Mar 15)

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**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen****VEHICLE PARKING POLICY PARKING RULES FOR MUTUAL 15 PROPERTY**

**The following Parking Rules are applicable to all persons controlling or operating vehicles on any MUTUAL 15 PROPERTY.**

**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 rules when appropriate, such as maintenance or security vehicles assisting first responders or providing services to a shareholder/member unit.**

**1 PREFACE**

**1.1 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)**

**2.1.1 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**

**2.2.1 A defined parking location that has been designated for the use of a specific individual.**

**2.3 BICYCLE/TRICYCLE**

**2.3.1 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**

(March 2017)

MUTUAL OPERATIONS

## RESIDENT REGULATIONS

**DRAFT**Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen

- 2.4.1 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

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

2.5.1.1 Larger than one (1) ton carry weight;

2.5.1.2 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;

2.5.1.3 Normally employed or designed for commercial business use, whether or not a business name or advertisement is displayed.

2.5.1.4 Racks, materials, ladders, tool boxes and/or tools are visible on the exterior of the vehicle;

2.5.1.5 Used to haul any hazardous materials;

2.5.1.6 Designed to carry more than 15 passengers.

2.6 DUE PROCESS

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

(March 2017)

MUTUAL OPERATIONS

## RESIDENT REGULATIONS

## DRAFT

Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen2.7 ELECTRIC BICYCLE

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

2.8 GOLF CART

2.8.1 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)

2.9.1 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 VECHICLE

2.10.1 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

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

2.12 MOTORCYCLE

2.12.1 A motorcycle has more than a 150cc engine size, and no more than three wheels and has to be registered with the Department of Motor Vehicles (DMV).

2.13 MOTOR-DRIVEN CYCLE

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**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen**

2.13.1 A motor-driven cycle has 149cc or less engine size (CVC §405) and has to be registered with the Department of Motor Vehicles (DMV).

**2.14 NON-RESIDENT**

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

**2.15 PEDESTRIAN**

2.15.1 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.

**2.16 PROHIBITED VEHICLES**

2.16.1 Aircraft;

2.16.2 Boats, personal watercraft, and their trailers;

2.16.3 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;

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

2.16.5 UNAUTHORIZED VEHICLE: Use or parking of a motor vehicle in MUTUAL 15 without consent;

2.16.6 UNREGISTERED VEHICLE: no current valid State registration; or

2.16.7 Vehicle with no current GRF decal issued by the Security Department.

**2.17 RESERVED PARKING**

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MUTUAL OPERATIONS

## RESIDENT REGULATIONS

**DRAFT**Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen

2.17.1 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).

2.18 RULES VIOLATION NOTICE (CITATION) . A written notification of a violation of MUTUAL 15 parking policies placed on the violating vehicle.

2.19 UNASSIGNED PARKING . Not an ASSIGNED PARKING space.

2.20 UNAUTHORIZED VEHICLE. A vehicle not permitted to be on MUTUAL 15 . PROPERTY.

**3** RULES FOR PARKING**3.1** PROHIBITED VEHICLES

3.1.1 No PROHIBITED VEHICLE shall be parked on MUTUAL 15 PROPERTY.

3.1.2 At no time, shall any vehicle be parked on MUTUAL 15 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 the owner's expense. See MUTUAL 15 – 7582.15 Towing Policy .

**3.2** TEMPORARY PARKING PERMITS

3.2.1 All Parking Permits must be displayed on the dashboard of the vehicle.

3.2.2 The following Parking Permits are issued by Security Department;

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

3.2.2.2 Guest or employee of Shareholder/Member;

3.2.2.3 Overnight Parking Permit at request of Share-

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MUTUAL OPERATIONS

## RESIDENT REGULATIONS

**DRAFT**Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteenholder/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 MUTUAL 15 PROPERTY. Animal Control or Seal Beach Police will be called 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 MUTUAL 15 – 7582.15 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.**
- 3.3.6.1 Vehicles on a two-way travel roadway must be parked with the passenger side wheels within 18 inches of the curb or sidewalk.**
- 3.3.6.2 Vehicle must be parked completely within the marked boundaries of a parking space**
- 3.3.6.3 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.**

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**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen**

- 3.3.6.4 **Any vehicle without proof of current valid State registration may not be parked on MUTUAL 15 PROPERTY at any time.**
- 3.3.6.5 **Any vehicles without a Seal Beach Leisure World decal on windshield or a pass may not be parked on MUTUAL 15 PROPERTY.**
- 3.3.6.6 **Trailers not connected to a vehicle are not permitted to be parked on MUTUAL 15 PROPERTY.**
- 3.3.6.7 **Such trailers may be parked in the Permit section at Clubhouse 4 only with a permit issued by the Security Department.**
- 3.3.6.8 **Pods, moving trailers or similar portable storage units are not permitted on MUTUAL 15 PROPERTY without Security Department authorization.**
- 3.3.6.9 **Vehicles in violation are subject to immediate tow away at owner's expense. See MUTUAL 15 – 7582.15 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 MUTUAL 15 – 7582.15 Towing Policy.**
  - 3.4.1.1 **Fire Hydrant or Fire Lane: No person shall park or leave standing any vehicle within 15 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 feet on bus stop side of the street the red zone marked to provide for loading and unloading of buses.**

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MUTUAL OPERATIONS

## RESIDENT REGULATIONS

**DRAFT**Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen

- 3.4.1.4 Drive-up Mail Boxes: No person shall park or leave unattended any vehicle within 15 feet of the mail box. (not applicable to Mutual Fifteen)
- 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.
- 3.4.4 White Zone: Passenger loading and unloading only. Time limit: 30 minutes.
- 3.4.5 Yellow Zone: Commercial vehicle loading and unloading only: 30 minutes. (not applicable to Mutual Fifteen)
- 3.4.6 Unpainted: Parking is permitted up to 96 hours, unless otherwise restricted.
- 3.5 RESIDENT'S PARKING
- 3.5.1 A RESIDENT'S vehicle (not RV or VUFR) may be parked for no more than 96 hours in one location. without first notifying the Security Department.
- 3.6 NON-RESIDENT PARKING
- 3.6.1 NON-RESIDENT vehicles are not eligible for extended parking privileges without permit issued by the Security Department.
- 3.6.2 Any violation of this section may result in vehicle being towed at the owner's expense. (See MUTUAL 15 – 7582.15 Towing Policy)
- 3.7 CAREGIVER PARKING
- 3.7.1 A CAREGIVER may park on MUTUAL 15 PROPERTY only when a

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**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen**

**copy of the CAREGIVER parking pass is displayed on the dashboard of the vehicle.**

- 3.7.2 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 or grass.**

- 3.8.2 Contractor and service vehicles, including personal vehicles driven by workers shall not be parked on MUTUAL 15 PROPERTY overnight without a permit. Personal vehicles driven by workers are not eligible for overnight passes.**

**3.9 OVERNIGHT PARKING PERMITS**

- 3.9.1 RESIDENT overnight parking is prohibited without a Security Department issued vehicle decal. An Overnight Parking Permit may be issued only when decal issue is pending o.**

- 3.9.2 Overnight parking of COMMERCIAL VEHICLES, equipment, and materials utilized in authorized activities conducted for the Mutual, are not permitted without an Overnight Parking Permit issued by the Security Department.**

- 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 MUTUAL 15 PROPOERTY at any time between the hours of 11:00 p.m. and 6:00 a.m. unless otherwise addressed in this policy:**

- 3.9.4.1 Vehicle not displaying a valid GRF decal or Overnight Parking Permit.**

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MUTUAL OPERATIONS

## RESIDENT REGULATIONS

**DRAFT**Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen

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**

3.10.1 An RV or VUFR may be parked on MUTUAL 15 PROPERTY only when meeting all of the following conditions:

3.10.2 RV parked on MUTUAL 15 PROPERTY MUST have Security Department issued decal or a Parking Permit.

3.10.3 RV or VUFR is parked up to 48 hours for the purpose of loading or unloading.

3.10.4 Other activities, such as sleeping or resting in the RV or VUFR, and vehicle maintenance are not allowed.

3.10.5 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.

3.10.6 Extensions such as slide-outs, tilt-outs, and awnings must be closed. Steps must not block the sidewalk.

3.10.7 RV or VUFR may not be attached to any external power supply.

3.10.8 Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.

3.10.9 No animals or children are to be left unattended on or within any RV or VUFR at any time.

(March 2017)

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen****3.11 "FOR SALE" SIGNS**

**3.11.1 "For Sale" signage shall not be displayed on any vehicle on MUTUAL 15 PROPERTY.**

**3.12 REPAIRS**

**3.12.1 Vehicles may not be rebuilt or rehabilitated, major service may not be performed, and fluids may not be changed on any MUTUAL 15 PROPERTY.**

**3.13 WASHING**

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

**3.14 NON-RESIDENTS shall not be permitted to wash their vehicle anywhere on MUTUAL 15 or TRUST PROPERTY.**

**4 TRUST PROPERTY PARKING AREAS (not applicable to Mutual Fifteen)****5 BICYCLES/TRICYCLES**

**5.1 BICYCLES or TRICYCLES may not be parked in any manner interfering with foot or vehicle traffic. MUTUAL 15 is not liable for damaged, lost or stolen property.**

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

**5.3 Parking on a sidewalk is prohibited.**

(March 2017)

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****DRAFT****Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen****FINES FOR GRF PARKING RULES VIOLATIONS ON MUTUALPROPERTY**

<b>Violation</b>	<b>1st</b>	<b>2nd and Subsequent</b>
1. Assigned Parking Space	<b>Warning</b>	<b>20.00</b>
2. Blocking Crosswalk (not applicable to Mutual Fifteen)	<b>20.00</b>	<b>25.00</b>
3. Expired or Invalid State Vehicle Registration	<b>Fix-It</b>	<b>50.00</b>
4. Flat Tires	<b>Fix-It</b>	<b>25.00</b>
5. "For Sale" sign on Vehicle	<b>Warning</b>	<b>20.00</b>
6. Handicapped Parking without Placard or Handicap I.D. Displayed	<b>100.00*</b>	<b>200.00</b>
7. Hazardous Materials Leaking	<b>50.00</b>	<b>50.00</b>
8. Limited Time Parking	<b>Warning</b>	<b>20.00</b>
9. Maintenance or Repair	<b>Warning</b>	<b>25.00</b>
10. No Valid GRF Vehicle Decal or Parking Permit Displayed	<b>Warning</b>	<b>20.00</b>
11. Parked on Sidewalk or Grass (EXCEPTION: Day guests' bikes, trikes, golf carts and scooters may park on the grass during the day except on mow day or when other turf maintenance is performed.)	<b>20.00</b>	<b>25.00</b>
12. RED ZONE: Bus Stop	<b>20.00</b>	<b>25.00</b>
13. RED ZONE: Fire Hydrant	<b>Towed</b>	<b>Towed</b>
14. RED ZONE: Mail Box (not applicable to Mutual Fifteen)	<b>20.00</b>	<b>25.00</b>
15. RV or VUFR - Generator Running 8pm – 8am	<b>Warning</b>	<b>50.00</b>
16. RV or VUFR - Jack Support: None or Inadequate	<b>50.00</b>	<b>50.00</b>
17. RV or VUFR Parked Over 48 Hours in Mutual	<b>Warning</b>	<b>40.00</b>

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**MUTUAL OPERATIONS**

**RESIDENT REGULATIONS**

**DRAFT**

**Adoption of GRF Policy 1927-37 Fines for Parked Vehicles - Mutual Fifteen**

18. Washing any vehicle on Mutual Property (use GRF Car Wash areas)	Warning	20.00
19. Washing a Non-resident Vehicle at Car Wash (not applicable to Mutual Fifteen)	Warning	20.00

**\* Fine will be waived on first offense if placard and paperwork is presented that was current at time of Citation.**

**Fines will be imposed by the Golden Rain Foundation with proceeds going to Mutual 15.**

**To request a hearing for GRF NOTICE OF PARKING VIOLATION on Mutual 15 property that includes a fine, contact Mutual Administration (562) 431-6586 Ext. 374. Hearings will be scheduled and conducted per Mutual 15 Policy 7585.15 Governing Documents Compliance, Corrective Measures and Fines.**

**Should a shareholder fined per Policy 7585.15 have a GRF fine citation placed on that vehicle for the same offense on the same day, the Mutual fine will be waived for that day only.**

**Any violation of Mutual 15 Policy 7502.15 Carport Regulations and Common Area Traffic Policy-Mutual Fifteen not covered by this policy will be handled by Mutual 15 according to Policy 7585.15 with notification assistance from Mutual Administration. Resident shareholders, including Directors may report violations to Security, Mutual Administration or the Board.**

**MUTUAL ADOPTION**

FIFTEEN

(March 2017)

## MUTUAL OPERATIONS RESIDENT REGULATIONS

### Eligibility Requirements

All/each ~~proposing persons~~ Resident Shareholder seeking approval of the Board of Directors of Seal Beach Mutual No. \_\_\_\_\_ to purchase a share of stock in the Mutual, and to reside in the Mutual, shall **individually** meet the following **income** eligibility criteria:

A. Apply for and be accepted as a member of the Golden Rain Foundation, Seal Beach, California.

B. Meet the Mutual eligibility criteria as follows:

1. Age

Minimum of 55 years, as confirmed by a birth certificate or passport. A driver's license is not acceptable as proof of age.

2. Financial Ability

a. Verified monthly **net** income that is at least four (4) times or greater **than** the monthly carrying charge (Regular Assessment plus Property Tax and Fees) at the time of application **and have liquid assets of at least \$25,000. \$50,000. Actual or projected retirement income** (SS, pension, annuity, etc.) shall be the only income used for qualification. Verified monthly income/assets may be in the form of the past two years of:

1. Tax returns;

2. 1099s for interest and dividends (**assets used to purchase unit will not be included in income calculations**);

3. 1099-Rs for retirement income from qualified plans and annuities (**with copy of executed payment election documents and/or beneficiary election forms**);

4. SSA-1099 Social Security Benefit Statement;

5. Brokerage statements and current interim statement (**assets used to purchase unit will not be included in income calculations**).

6. Six to twelve months of checking/savings account statements (**assets used to purchase unit will not be included in income calculations**).

b. Adjusted Gross Income per 1040, 1040A, or 1040EZ; plus that portion of Social Security, IRA distributions, and pensions and annuities not



included in adjusted gross income; plus tax exempt interest; (assets used to purchase unit will not be included in income calculations) minus income tax, Social Security, Medicare, and self-employment taxes paid; and minus Medicare, medical insurance and prescription drug premiums; all divided by twelve (12) will equal net monthly income to be used in Paragraph 2.a. above.

c. Projected assessments will be the previous year's assessment (total of carrying charge less any cable charge, less Orange County Property Taxes and Fees), and the addition of the new property tax at 1.2% of the sales price plus Orange County District fees divided by twelve (12) for the new projected monthly assessment. This new figure (Regular Assessment plus Orange County Property Taxes and District Fees) times four (4) will be the monthly income required. This will be verified by the escrow company and the Stock Transfer Office. Stock Transfer shall have the final say in establishing verifiable income/assets. (Note 1)

Verification shall be done by the escrow company and the Stock Transfer Office for each proposed shareholder prior to the new buyer interview orientation and prior to the close of escrow (the above verification will not be done by the individual Mutual Directors; Directors will not be required to study or understand the financial requirements). Two officers of the Mutual must sign the Financial Qualification Worksheet.

d. Only the resident shareholder's income shall be considered for qualifying.

e. If moving within Leisure World, or if there are any additions/changes to the title, the proposed shareholder(s) must meet these eligibility requirements.

### 3. Health

Have reasonably good health for a person of his/her age, as evidenced by a letter from his/her physician, so that shareholder can take care of normal living needs without calling on other members of the cooperative for an undue amount of assistance.

### 4. Character

Have a reputation for good character in his/her present community.

(Note 1): If major remodeling, expansion, or addition of a bathroom is being considered, the increase in taxes over the 1.2% of the purchase price must be taken into consideration.

C. Assume, in writing, the obligations of the "Occupancy Agreement" in use by the Mutual Corporation.

Officers or Committees of the Board of Directors designated to approve new applicants are responsible that the eligibility criteria of this corporation is equitably applied to all applicants. Approval or disapproval of buyer(s) must be received by the Stock Transfer Office at least ten (10) working days prior to the close of escrow.

MUTUAL ADOPTION

RESOLUTION TO BE ON JUNE AND JULY AGENDAS

MOTION:

RESOLVED, That according to Policy 7510.\_\_\_\_, if there is a question of financial eligibility, Mutual \_\_\_\_\_ is NOT to be contacted by the Stock Transfer Office in the event of a non-qualifying financial issue.