

SHAREHOLDER COMMENTS ON POLICY AMENDMENTS

Dear Shareholder:

Your Mutual Board of Directors is considering amending the policy draft(s) listed below (see attached).

As a shareholder, you have the right to make comments about the proposed amendment(s). If desired, please complete a Comments Form (attached) and return it to your Board of Directors by the date indicated below.

Anonymous comments or comments received after the due date will not be considered.

PROPOSED POLICY AMENDMENTS			
Policy No.	Policy Name	Draft Approved by Board on:	Fill out Comments Form then Remit Form to Board by:
7415.01 (AMENDED)	Patio Regulations	07/23/2020	08/27/2020

Mutual No. 1 (RB)
Posting Date 07/30/2020

MUTUAL OPERATIONS**AMEND****PHYSICAL PROPERTY****Patio Regulations – Mutual One Only****DEFINITIONS:**

PORCH: A porch is the space under the roof of the structure open to the outside or enclosed from the weather.

PATIO: A patio is any surface other than garden material that is attached to, or adjacent to the outside wall structure of a unit.

A porch and a patio can be built as a continuous structure; however, the portion outside the roofline will be considered and maintained as a patio.

PURPOSE:

The purpose of this policy is to provide guidelines for the maintenance of porches and patios that are user friendly, increase the value to the Mutual, and improve the aesthetics of the Mutual community.

This Policy will permit shareholders to temporarily utilize certain common area property, subject to the limitations described herein. Though this Policy grants shareholders the right to temporarily use common area Patios for their personal use, Patios shall remain common area property at all times. Mutual One's Board of Directors ("Board") may revoke permission to use the Patios at any time, if the shareholder (or any resident) fails to comply with this Policy.

PORCH/PATIO AREA REGULATIONS

a. Porches/patios may not be used as a bedroom, kitchen, storage closet, art studio, workshop, etc.

b. Only items that are appropriate for outdoor use, such as chairs and lounges with cushions, are permitted on porches/patios.

c. Storage boxes designed for outdoor use are permitted, however such storage boxes may not exceed two (2) feet in width by six (6) feet in length and the height must not exceed the height of the wall/fence. Storage boxes must comply with earthquake safety guidelines.

d. Mutual building permits are required for any alterations of the porch/patio, including

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resurfacing the floor. The top surface must be constructed of a material that is non-skid when wet.

e. Any changes or deviations from the approved plans must be submitted to the Board, and approved prior to implementation.

f. Potted plants may be kept on outside walls and may not be in nursery pots.

g. Pets must not be left unattended.

h. The following items are not permitted to be stored on the porch/patio: newspapers, magazines, paper, plastic bags, and cardboard. This list will be subject to amendment by the Board as needed.

i. Any item on the porch/patio that conflicts with this policy must be removed by the shareholder within 30 days of receiving notice from the Board. If the item is not removed after the 30-day period, the Mutual will have the right to remove the item at the shareholder's expense.

j. Natural Gas/Electric Barbeques and Electric smokers may be kept on porches/patios and must be used according to the Mutual's barbecue policy. Charcoal barbecues are not permitted

k. Items must not block walkways or remain on lawns overnight.

APPROVAL PROCESS

a. All requests for porches/patios must be submitted to the Golden Rain Foundation (GRF) Physical Property Department at least two (2) weeks prior to a regularly scheduled Board Meeting.

b. The GRF Physical Property Inspector must submit the plans to the Board for approval at least one (1) week prior to a regularly scheduled Board Meeting.

c. Upon written approval by the Board, the shareholder must obtain a permit using a contractor approved by the GRF.

d. Porch and patio plans must be professionally drawn to be easily understood and include all dimensions including the walls, wall caps, fences, and gates if applicable.

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e. In determining whether or not to approve a porch and patio request, the Board will review the request on a site-specific basis and consider the following:

i. Aesthetic/financial value to the Mutual

ii. Functionality for the shareholder

iii. Utility boxes

iv. Electrical enclosures/panels

v. Sprinkler systems

vi. Sprinkler valves/plumbing

vii. Telephone pull boxes/equipment

viii. Sidewalks

ix. Laundry rooms

x. Landscaping

xi. HVAC units

PORCH USE: RULES AND MAINTENANCE REQUIREMENTS

a. Upon moving into your unit, items may remain on the porch for up to thirty (30) days for storage purposes, thereby providing ample time to put things away.

b. Any item on the porch/patio that conflicts with this policy must be removed by the shareholder within 30 days of receiving notice from the Board. If the item is not removed after the 30-day period, the Mutual will have the right to remove the item at the shareholder's expense. In addition, shareholders violating this policy may be subject to monetary penalties.

c. After the initial 30 day move-in period, the following items may NOT be stored or placed in or on any porch (enclosed or unenclosed):

i. Any type of unauthorized container used for long term storage. (Authorized containers include sheds constructed by a contractor with a GRF Building

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Permit). Shelving may not be supported/anchored off the building walls.

ii. Newspapers, magazines, paper, plastic bags and items for recycling.

iii. Open food containers, including pet food.

iv. Charcoal or highly flammable chemicals. Gasoline operated equipment or gas cans.

v. Refrigerators or freezers in a non-working condition. A refrigerator or freezer in working condition, plugged directly into a wall socket is permitted in the porch area of a non- expanded unit and must be placed in an area that does not impede passage or detract from the ambiance of the building. A Mutual inspector must approve the placement of the refrigerator or freezer.

vi. Vacuum cleaners/rug shampoos

vii. Electric tools on a permanent basis, saws, gas operated tools or equipment.

viii. Extension cords strung across a porch or use of multiple extension cords, except those used for the charging of electric golf carts.

ix. Charcoal barbecues, hibachis, etc.

x. Laundry hung for airing or drying

xi. Unleashed or pets in cages, dog runs, permanent pet kennels, unleashed pets on un-enclosed porches

xii. Hot tubs, Jacuzzis, saunas, fire pits, chimeras, green houses, work benches, hobby centers and golf carts.

xiii. Exercise equipment and game tables require board approval, and the Board may approve such items on a case by case basis.

xiv. Hanging obscene objects or stationary is prohibited.

d. Screens, panels or drapes on open porches must meet the following criteria:

i. constructed of a material rated for outdoor use;

ii. match the colors of existing units exterior wall;

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iii. maintained in good condition; and

iv. any existing coverings that are deemed a violation of this policy will be removed/replaced at the shareholder's expense.

e. Porch gates must be approved by the Mutual inspector.

f. Sheds must be made of plastic, resin or polyurethane (not wood or metal), and must be no larger than five (5) feet deep and seven (7) feet wide. The color of the shed must be an approved neutral color that matches the existing color of the unit's exterior walls.

PATIO USE: RULES AND MAINTENANCE REQUIREMENTS

a. When a unit is sold, the new buyer must agree to manage, maintain, and insure the cost of the patio or the patio will be removed at the seller's and/or buyer's expense.

b. All existing patios must be brought into compliance at the sale or transfer at seller's expense. The new buyer/transferee must sign the Addendum to Occupancy Agreement provided by the Mutual Board.

c. Patios must slope away from the building with adequate weep holes in the walls for proper drainage.

d. Walls, fences, or cap/fences enclosing patios must be between 26 inches and 35 inches high. Gates must not be higher than 36 inches. Walls or fence patios are only permitted on end units (F and G only)

e. The GRF Physical Property Department will provide a disclosure to all new shareholders stating that their patios might have been built over sewer, water, electrical, or other types of utilities. If access to such utilities is needed, the shareholder may be required to remove the patio at such shareholder's own expense. This disclosure must be signed by the selling shareholder and it will be provided to the purchasing shareholder with the Licensing and Indemnity Agreement.

f. Shareholders shall bear any and all costs of the patio including, but not limited to, the maintenance of the patio, sprinkler relocation, grass replacement, tree replacement, walkway/ flooring /flower bed repairs.

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g. As a condition of the patio approval, shareholders must obtain and maintain liability insurance that covers lawsuits relating to the patio.

h. The shareholder must agree and sign the Licensing and Indemnity Agreement provided by the Mutual.

i. A majority vote of a quorum of the Board of Directors is required to approve a patio. Patio plans must be approved prior to the start of construction.

ELECTRIC CART PAD - MUTUAL ONE ONLY

a. A permanent concrete slab for the parking or charging of an electric cart will not be permitted on Mutual property.

b. Shareholders must obtain approval from the Mutual Inspector and a permit from the GRF Physical Property Department before installing a temporary pad to park or charge an electric cart.

c. If modifications to the existing sprinkler system are required to install an approved parking or charging pad, such modification shall be at the shareholder's expense.

d. A temporary parking or charging pad may be located adjacent to unit if the following guidelines are met:

i. The temporary parking or charging pad shall be constructed of concrete grid paving slab or solid interlocking paving stones.

ii. The location of the parking or charging pad must be approved by the Mutual inspector and the GRF Physical Property Department.

iii. Specifications for the installation of an electric cart parking or charging pad may be obtained in the GRF Physical Property Department.

iv. The parking or charging pad shall not exceed five (5) feet in width

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v. The cost of installing a parking or charging pad will be at the shareholder's expense.

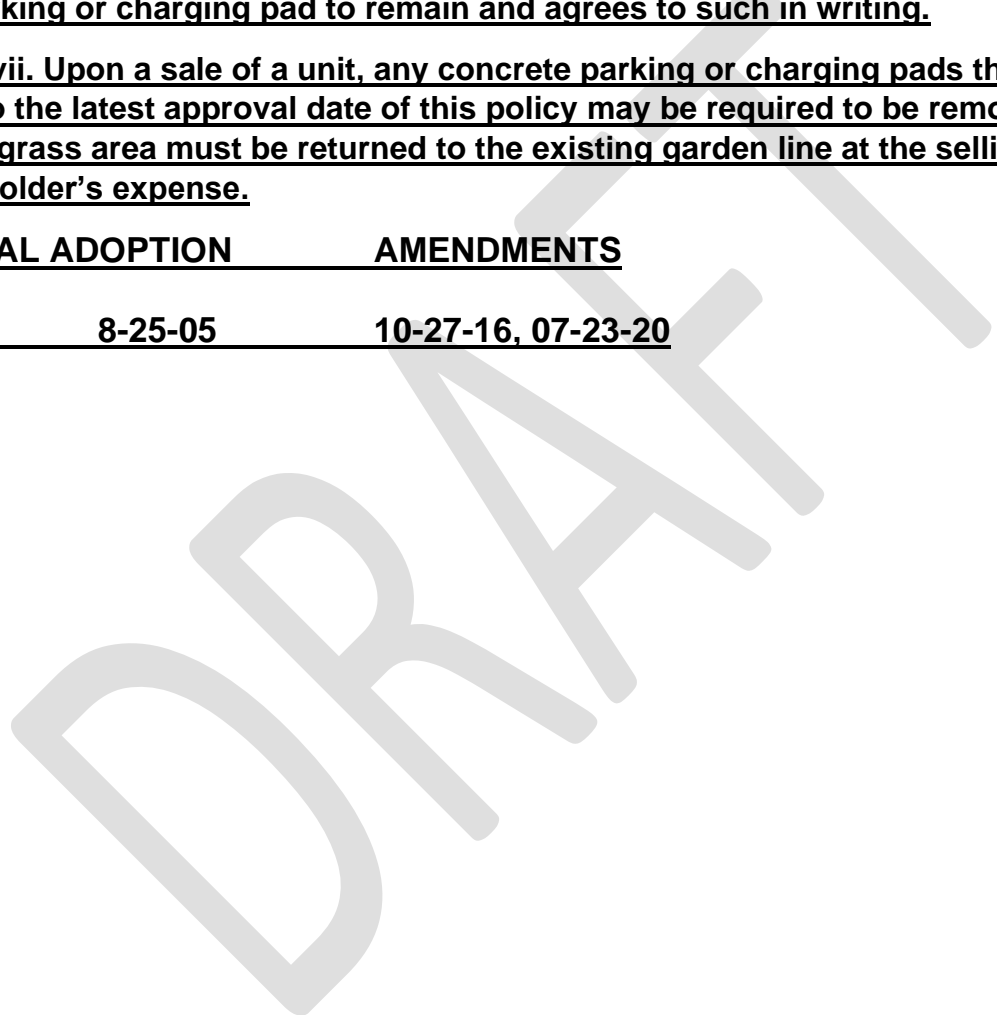
vi. The parking or charging pad shall be removed upon the sale or transfer of the shareholder's rights to the unit, at the seller's expense, unless the buyer wants the parking or charging pad to remain and agrees to such in writing.

vii. Upon a sale of a unit, any concrete parking or charging pads that installed prior to the latest approval date of this policy may be required to be removed and the turf or grass area must be returned to the existing garden line at the selling shareholder's expense.

MUTUAL ADOPTION

AMENDMENTS

ONE: 8-25-05 10-27-16, 07-23-20



**POLICY NUMBER:
7415.01**

**COMMENTS FORM
FOR POLICY AMENDMENT**

Your Name (please print) _____ Mutual: _____ Apt. # _____

Dear Board of Directors:

Please consider the following comments to the proposed amendment(s) on the above policy:

Important: Anonymous comments will not be considered. Comments must include your printed name, signature, and Mutual and apartment numbers in order to be considered.

Signature _____
Today's Date _____

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