

SEAL BEACH MUTUAL NO. ELEVEN

Mutual Operations

Maintenance Responsibility

1 The Occupancy Agreement in Seal Beach Mutual Eleven contains a provision under Article
2 11, Repairs, paragraph (b), whereby the Corporation shall (among other things) provide and
3 pay for all necessary repairs, maintenance, and replacements, except as specified in clause
4 (a) of this Article.
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6 **1. CLAUSE A OF ARTICLE 11 OF THE OCCUPANCY AGREEMENT STIPULATES**
7 **THAT**
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- 9 **1.1.** Even though all expansions or permanent fixtures and appliances to the
10 apartment become Mutual property when attached to the building; under the
11 Mutual Corporation’s residential permit for alterations or additions, the
12 owner/member resident agrees not to look to the Golden Rain Foundation or
13 the Mutual Corporation for reimbursement for the cost of the addition or the
14 alteration, ...” and
- 15 **1.2.** NOW, THEREFORE BE IT RESOLVED that any repairs, maintenance, or
16 replacement of any cosmetic or non-standard additions and/or alterations to
17 the original building structure be the responsibility of, and all charges and costs
18 for the maintenance, repair or replacement of same be paid by the
19 owner/member resident originally applying for the addition or alteration permit,
20 and to the successor owner/member resident of that apartment. Cosmetic
21 items and non-standard additions and/or alterations shall include, but not be
22 inclusive of etched or paned windows, non-standard front doors, decorative
23 non-standard window/door framing or molding, skylights, brick or other material
24 facing, non-standard electrical and lights, non-standard flooring, counters made
25 of non-standard material, non-standard appliances and plumbing fixtures, non-
26 standard bathroom fixtures, and non-standard cabinetry.
- 27 **1.3.** RESOLVED that a copy of this resolution, together with a list of all such
28 cosmetic and non-standard additions and/or alterations added to the original
29 apartment building, be attached to the escrow agreement between the existing
30 owner/member resident and the successor owner/member resident in order to
31 inform all new successor owner/member residents of such items, and of their
32 obligation for the ongoing maintenance, repair, and replacement of such items
33 at their expense.
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