

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

1  
2  
3



4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18

**SEAL BEACH MUTUAL NO. ELEVEN**  
**RULES AND REGULATIONS**

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

**TABLE OF CONTENTS**

19

20

21 [ARTICLE I – GOVERNANCE AND CORPORATE STRUCTURE](#).....9

22     [Section 1.1 – Governance](#).....9

23     [Section 1.2 – Senior Housing Development](#).....9

24     [Section 1.3 – Governing Documents](#).....9

25     [Section 1.4 – Golden Rain Foundation](#).....9

26     [Section 1.5 – Additional Definitions](#).....9

27 [ARTICLE II – RESIDENT REGULATIONS](#).....10

28     [Section 2.1 – Commercial Signs](#).....10

29     [Section 2.2 – Noncommercial Signs](#).....10

30     [Section 2.3 – Trash](#).....10

31     [Section 2.4 – Unit Pre-Sale Cleanup](#).....10

32     [Section 2.5 – Lockout Procedures](#).....12

33     [Section 2.6 – Listing Inspections](#).....13

34     [Section 2.7 – Withdrawal Fee](#).....13

35     [Section 2.8 – Inspection of Vacant, Unoccupied or Seasonal-Use Units](#).....13

36     [Section 2.9 – Co-Occupant](#).....14

37     [Section 2.10 – Health Care Providers \(Caregivers\)](#).....15

38     [Section 2.11 – Non-Qualifying Resident Shareholder Residency-Inheritance of Share of Stock](#).....16

39     [Section 2.12 – Personal Property Liability Insurance](#).....16

40 [ARTICLE III – ARCHITECTURAL GUIDELINES](#).....18

41     [Section 3.1 – Contractor’s License](#).....18

42     [Section 3.2 – GRF Permit for Building Alterations/Additions](#).....18

43     [Section 3.3 – Mutual Not Responsible for Damage](#).....18

44     [Section 3.4 – Installation of Showers/Bathtubs](#).....19

45     [Section 3.5 – Skylights](#).....19

46     [Section 3.6 – Microwave Ovens](#).....19

47     [Section 3.7 – Ceiling Fans](#).....19

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

48 [Section 3.8 – Notification of Remodeling.](#) .....20

49 [Section 3.9 – Washers and Dryers in Unit.](#) .....20

50 [Section 3.10 – Walk-In Therapeutic/Jacuzzi-Type Bathtubs.](#) .....21

51 [Section 3.11 – Pre-Demolition.](#) .....22

52 [Section 3.12 – Demolition.](#) .....22

53 [Section 3.13 – Concrete.](#).....22

54 [Section 3.14 – Framing.](#) .....22

55 [Section 3.15 – Drywall.](#).....23

56 [Section 3.16 – Plumbing.](#).....23

57 [Section 3.17 – Electrical.](#).....23

58 [Section 3.18 – Draft Stopping.](#) .....25

59 [Section 3.19 – Insulation/Sound Proofing/Fireproofing.](#).....25

60 [Section 3.20 – Flooring.](#) .....25

61 [Section 3.21 – Dishwashers.](#).....25

62 [Section 3.22 – Appliances.](#).....26

63 [Section 3.23 – SmartBurners.](#).....26

64 [Section 3.24 – Exterior Coverings and Blinds.](#) .....26

65 [Section 3.25 – Gutters.](#).....27

66 [Section 3.26 – Equipment Standards.](#) .....27

67 [Section 3.27 – Smoke Detectors.](#) .....27

68 [Section 3.28 – Performance Bonds for Construction Work over Ten Thousand Dollars.](#) .....28

69 [Section 3.29 – Roof Extensions.](#) .....28

70 [Section 3.30 – Roof Leaks.](#).....28

71 [Section 3.31 – Roof and Attic Access.](#) .....29

72 [Section 3.32 – Filled Concrete Block and Footing.](#).....29

73 [Section 3.33 – Liners for Decorative Block Walls.](#) .....30

74 [Section 3.34 – Bay Windows.](#) .....30

75 [Section 3.35 – Common Entry Walkways.](#).....30

76 [Section 3.36 – HVAC.](#) .....31

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

77      [Section 3.37 – Unsanitary Premises and Fire Loading Conditions.](#) .....33

78      [Section 3.38 - Unit Fire Inspections and Special Unit Inspections](#) ..... 34

79      [Section 3.39 - Plumbing Stoppages.](#) ..... 34

80      [ARTICLE IV – PORCHES/PATIOS/GOLF CART PADS](#).....34

81      [Section 4.1 – Patios.](#) .....34

82      [Section 4.2 – Patios Size.](#) .....34

83      [Section 4.3 – Patios Rules](#).....35

84      [Section 4.4 - Maintenance of Patios](#) ..... 35

85      [Section 4.5 - Patio Liability](#) ..... 35

86      [Section 4.6 - General Patio Requirement](#) ..... 36

87      [Section 4.7 - Porches](#) ..... 36

88      [Section 4.8 - Maintenance of Porches](#) ..... 36

89      [Section 4.9 - Golf Cart Pads](#) ..... 37

90      [ARTICLE V – LANDSCAPE MAINTENANCE MANUAL](#) .....38

91      [Section 5.1 – Gardens.](#) .....38

92      [Section 5.2 – Garden Area Size.](#) .....38

93      [Section 5.3 – Prohibited Uses of Garden Area.](#) .....39

94      [Section 5.4 – Entrance Walkways.](#) .....39

95      [Section 5.5 – Garden Use.](#) .....39

96      [Section 5.6 – Turf Areas.](#).....40

97      [Section 5.7 – Maintenance of Garden Areas.](#).....40

98      [Section 5.8 – Pest Control and Fertilization within Garden Areas.](#).....40

99      [Section 5.9 – Garden Planting.](#) .....40

100      [Section 5.10 – Mowing and Edging.](#).....40

101      [Section 5.11 – Maintenance.](#).....41

102      [Section 5.12 – Enforcement.](#) .....41

103      [ARTICLE VI – TRAFFIC, VEHICLE OPERATION AND PARKING](#) .....41

104      [Section 6.1 – Applicability.](#) .....41

105      [Section 6.2 – Enforcement of California Vehicle Code.](#).....41

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

106 [Section 6.3 – Definitions Applicable to this Article.](#) .....42

107 [Section 6.4 – Prohibited Vehicles.](#).....45

108 [Section 6.5 – Parking Permits.](#).....45

109 [Section 6.6 – General Parking Rules.](#) .....45

110 [Section 6.7 – Parking Zones.](#).....46

111 [Section 6.8 – Qualifying Resident Parking.](#) .....47

112 [Section 6.9 – Non-Qualifying Resident Parking.](#).....47

113 [Section 6.10 – Caregiver Parking.](#).....47

114 [Section 6.11 – Contractor and Service Vehicle Parking.](#).....47

115 [Section 6.12 – Overnight Parking Permits.](#) .....47

116 [Section 6.13 – Recreational Vehicles \(RV\) or Vehicle Used for Recreation \(VUFR\) Restrictions.](#) .....48

117 [Section 6.14 – “For Sale” Signs.](#).....48

118 [Section 6.15 – Repairs.](#) .....48

119 [Section 6.16 – Washing.](#) .....48

120 [Section 6.17 – Bicycles/Tricycles.](#).....48

121 [Section 6.18 – Carport Use.](#).....49

122 [Section 6.19 – Carport Assignments.](#) .....50

123 [Section 6.20 – Carport Cleaning.](#).....50

124 [Section 6.21 – Secondary Carport Storage Cabinets.](#) .....51

125 [Section 6.22 – Electric Carts & Golf Carts.](#) .....51

126 [Section 6.23 – Sidewalk Traffic Restriction.](#).....51

127 [Section 6.24 – Towing.](#).....52

128 **ARTICLE VII – USE OF LAUNDRY ROOMS** .....54

129 [Section 7.1 – Use of Facilities.](#).....54

130 [Section 7.2 – Dying/Tinting Fabrics Prohibited.](#).....54

131 [Section 7.3 – Items with Metal Buttons/Clips.](#).....54

132 [Section 7.4 – Out of Order Machines.](#).....54

133 [Section 7.5 – Hours of Operation.](#).....54

134 [Section 7.6 – Prohibited Items.](#).....55

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

135      [Section 7.7 – Safety](#) .....55

136      [ARTICLE VIII –SECURITY CAMERAS/DRONES/SATELLITE DISH](#) .....55

137      [Section 8.1 – Installation of Security Cameras](#) .....55

138      [Section 8.2 – Unmanned Aerial Flights Vehicles \(Drones\)](#) .....57

139      [Section 8.3 –Satellite Dish](#) .....58

140      [ARTICLE IX – WILDLIFE](#) .....59

141      [Section 9.1 – Prohibition on Feeding Non-Domesticated Wildlife](#) .....59

142      [Section 9.2 – Pet Food and Standing Water](#) .....59

143      [Section 9.3 – Bird Feeders](#) .....59

144      [ARTICLE X – BARBECUES](#) .....60

145      [Section 10.1 – Use of Barbecues](#) .....60

146      [Section 10.2 – Prohibited Use of Barbecues](#) .....60

147      [ARTICLE XI – PETS](#) .....60

148      [Section 11.1 – Definition of Pet](#) .....60

149      [Section 11.2 – Number of Quadruped Pets](#) .....60

150      [Section 11.3 – Number of Birds](#) .....60

151      [Section 11.4 – Prohibited Animals](#) .....61

152      [Section 11.5 – Weight Restrictions](#) .....61

153      [Section 11.6 – Pets Prohibited in Common Area](#) .....61

154      [Section 11.7 – Pet Waste](#) .....61

155      [Section 11.8 – Requirements](#) .....62

156      [Section 11.9 – License Requirements](#) .....62

157      [Section 11.10 – Non-Resident Animals](#) .....63

158      [Section 11.11 – Cat Litter](#) .....63

159      [Section 11.12 – Insurance Requirement](#) .....63

160      [Section 11.13 – Pet Ownership Decal](#) .....64

161      [Section 11.14 – Move Out Cleaning Requirements](#) .....64

162      [Section 11.15 – Mutual’s Right to Remove Pets](#) .....64

163      [Section 11.16 – Pet Owner Liability](#) .....65

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

164     Section 11.17 – Violation of this Article IX. .....65

165     Section 11.18 – Service Pets......65

166     **ARTICLE XII - ELECTION AND VOTING RULES AND REGULATIONS** .....65

167     Section 12.1 – Qualifications of Candidates and Directors/Elected Positions .....66

168     Section 12.2 – Nomination Procedures .....67

169     Section 12.3 – Voting Qualifications of Shareholders. .....68

170     Section 12.4 – Inspector of Election......69

171     Section 12.5 – Access to Association Media. .....71

172     Section 12.6 – Access to Common Area Meeting Space. .....71

173     Section 12.7 – Mutual Funds. .....72

174     Section 12.8 – Proxies......72

175     Section 12.9 – Voting Period. .....72

176     Section 12.10 – Secret Balloting Procedures. .....72

177     Section 12.11 – Vote Tabulation. .....74

178     Section 12.12 – Election Results......74

179     Section 12.13 – Custody, Storage and Retention of Ballots......74

180     **ARTICLE XIII – ESTATE/PATIO SALES** .....75

181     Section 13.1 – Shareholder Estate/Porch Sales......75

182     **ARTICLE XIV – VISITORS** .....75

183     Section 14. 1 – Visitors. .....75

184     Section 14.2 – Visitors Permitted......75

185     Section 14.3 – Immediate/Collateral Family of Qualified Permanent Residents. .....75

186     **ARTICLE XV – PENALTIES, FINES AND FEES** .....76

187     Section 15.1 – General Violations. .....76

188     Section 15.2 – Parking Violations......78

189     Section 15.3 – Report Violations. .....81

190     Section 15.4 – Enforcement Procedures......81

191     **ARTICLE XVI – COLLECTION POLICY** .....81

192     Exhibit “A”.....83

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

193 [Exhibit "B"](#) .....85

194 [Exhibit "C"](#) .....86

195 [Exhibit "D"](#) .....86

196 [Exhibit "E"](#) .....87

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272

**1. ARTICLE I – GOVERNANCE AND CORPORATE STRUCTURE****1.1. Section 1.1 – Governance**

Seal Beach Mutual No. Eleven is a stock cooperative housing corporation organized under the California Corporation Law (“Mutual”) and is a General California Corporation providing housing on a non-profit basis. The Mutual is comprised of three hundred and twelve (312) shares of stock. The Golden Rain Foundation is not a housing corporation, but a corporation that manages the shared community facilities. Each owner of a share of stock in the Mutual (hereinafter “Shareholder”) is a shareholder of the mutual as well as a member of the Golden Rain Foundation. The Mutual has its own set of governing documents, filed with the Secretary of State and transferred to each shareholder through escrow.

**1.2. Section 1.2 – Senior Housing Development**

According to California Civil Code Section 51.3, in order to reside in a senior housing development at least one (1) occupant must be fifty-five (55) years of age or older; all other persons who reside must be at least forty-five (45) years of age, unless the other occupant is: (1) a spouse or registered domestic partner; or (2) a primary provider of physical health care. Any person wishing to reside in the community must meet the above qualifications and obtain prior approval from the Board of Directors.

**1.3. Section 1.3 – Governing Documents**

The Mutual’s governing documents include these Rules and Regulations, the Articles of Incorporation, Bylaws, and an Occupancy Agreement between the Mutual and each Qualifying Resident (hereinafter collectively the “Governing Documents”). The Mutual leadership consists of a six (6) member Board of Directors (hereinafter “Mutual Board”), elected by the shareholders of the Mutual.

**1.4. Section 1.4 – Golden Rain Foundation**

The purpose of the Golden Rain Foundation (“GRF”) is to develop and maintain facilities and services, acting as Trustee of the Golden Rain Foundation. This includes recreational facilities, security gates, bus transportation system, and community center. One shareholder from the Mutual is elected to serve on the Board of Directors of the GRF and shall represent the views and opinion of the Mutual.

**1.5. Section 1.5 – Additional Definitions**

As used herein, the following terms shall have the meanings prescribed below.

**1.5.1.** Qualifying Resident – “Qualifying Resident” shall mean any person

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313

who: (1) meets the age requirements as set forth in California Civil Code Section 51.3, et seq.; (2) has been approved by the Mutual Board for occupancy of a Unit, pursuant to the terms of the Governing Documents; (3) is a Shareholder of the Mutual; and (4) resides in a Unit.

**1.5.2.** Unit – “Unit” shall mean a dwelling unit owned by the Mutual, which a Qualifying Resident has the exclusive right to occupy pursuant to the Occupancy Agreement between the Mutual and Qualifying Resident.

**1.5.3.** Qualified Permanent Resident: Any person who meets the requirements as set forth in California Civil Code Section 51.3, et. seq.

**2. ARTICLE II – RESIDENT REGULATIONS**

**2.1. Section 2.1 – Commercial Signs**

Commercial signs are prohibited in the Mutual, except a Shareholder is permitted to display one (1) “for sale” sign, advertising their Unit for sale, inside a window, as long as the sign has a white background, black or blue lettering, and does not exceed fifteen inches (15”) by eighteen inches (18”) in size.

**2.2. Section 2.2 – Noncommercial Signs**

Noncommercial signs, posters, flags or banners may be displayed on a Shareholder’s Unit, except as required for the protection of public health or safety, or if the posting would violate a local, state, or federal law.

A noncommercial sign, poster, flag, or banner may be made of paper, cardboard, cloth, plastic, or fabric, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other building, landscaping, or decorative component, including the painting of architectural surfaces.

Noncommercial signs or posters may not be larger than nine (9) square feet in size and noncommercial flags or banners may not be larger than fifteen (15) square feet in size.

**2.3. Section 2.3 – Trash**

Trash and garbage, whether contained or not, may not be left outside of the Unit at any time. Trash may not be left outside of any trash receptacle or dumpster, or shareholder(s) will be fined according to Exhibit D in Mutual 11 Rules and Regulations.

**2.4. Section 2.4 – Unit Pre-Sale Cleanup**

All Shareholders must comply with the terms of this Section 2.4 upon the sale

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

314 of the Shareholder's Unit, whether due to the election of sale and/or the  
315 Qualifying Resident's demise.

316 **2.4.1.** If the Unit is to be sold, a "Notice of Intention to Withdraw" must be  
317 filled with the Stock Transfer Office in the Administration Building.

318 **2.4.2.** All trash must be removed from the Unit and porch area and disposed  
319 of in the trash bins located at the carports. All trash must be  
320 completely contained within these trash bins. Discarded items may  
321 not be left outside the trash bins. For large items that cannot be  
322 contained within these trash bins, a large dumpster is located in the  
323 garden area at the northwest corner of Leisure World on Nassau  
324 Street (behind Mutual Nine).

325 **2.4.3.** Televisions, electronics, paint and other combustibles or chemicals  
326 may not be placed in any trash trash dumpster within Mutual Eleven.  
327 Items of this type and liquids containing hazardous materials must be  
328 disposed of at a hazardous waste facility. Contact: Huntington Beach  
329 Hazardous Waste Collection Center at (714) 847-3581 for  
330 information (on Nichols Street, west of Beach Boulevard and south  
331 of Warner Avenue), or the Orange County Integrated Waste  
332 Management Department at (714) 834-6752.

333 **2.4.4.** Refrigerator must be emptied and washed inside and out, be turned  
334 off, and the doors propped open to vent and dry the interior. If the  
335 refrigerator doors are not propped open, the refrigerator must be left  
336 on.

337 **2.4.5.** All food products must be removed from the cupboards and disposed  
338 of properly.

339 **2.4.6.** Cook top must be cleaned, and grease or drippings removed from  
340 under the burners. Exhaust filter must be thoroughly washed or  
341 replaced. Replacement filters may be obtained through the GRF  
342 Purchasing Department located at the west end of Golden Rain  
343 Road.

344 **2.4.7.** Oven must be cleaned, and the grates and broiler pan/cover  
345 thoroughly washed.

346 **2.4.8.** Kitchen and bathroom countertops, sinks, tub, shower enclosures  
347 and toilets must be thoroughly cleaned.

348 **2.4.9.** Interior surfaces in Unit are to be cleaned, and the carpet vacuumed.

349 **2.4.10.** Only porch furniture may be left on the porch during this interim  
350 period.

351 **2.4.11.** Electricity must be left on during the sale period to allow the electric  
352 smoke detector system to remain operational.

353 **2.4.12.** Carport storage locker must be cleaned out and left unlocked.  
354

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395

**2.5. Section 2.5 – Lockout Procedures**

In the event of the death of a Qualifying Resident or Shareholder, the Mutual must comply with the following procedures:

**2.5.1. Death of Qualifying Resident with Surviving Shareholder/Qualifying Resident Living in the Unit.** If there is a surviving Shareholder/Qualifying Resident occupying the Unit at the time of death of the Qualifying Resident, irrespective of whether the death occurred within the Unit, in Leisure World, or elsewhere, Security will deliver the GRF Bereavement Workbook (“Bereavement Book”) to the Unit.

**2.5.2. Death of Sole Shareholder**

**2.5.2.1. Unattended Death.** If the death of the sole Qualifying Resident/Shareholder is unattended – i.e., no other individuals are present at the time of death and the Unit is sealed per law enforcement or the Coroner order’s, then no one, including without limitation, next of kin, trustees, Shareholders, visitors, guests, or registered caregivers, may access the Unit until otherwise directed by law enforcement or the Coroner. In the event that any individual desires to access the Unit, the Mutual reserves the right to prevent such entry pending further authorization from law enforcement or the Coroner. Security will place the Bereavement Book at the front of the Unit and reserve the right to place a knob lock on the door. If the door is unable to accommodate a knob lock, a plywood sheet may be affixed over the door.

**2.5.2.2. Attended Death.** If the death of the Qualifying Resident/Shareholder is attended, Security will complete a DOA Report, to identify all individuals present at the time of death. Security will deliver the Bereavement Book to the Unit. Security will instruct all individuals present, who identify themselves as having legal authority over the Unit, to visit the Stock Transfer Office, as soon as reasonably possible, in order to present evidence of the same. Security may also verify such legal authority. Notwithstanding the foregoing, Security will inform all persons present that no one may stay in the Unit overnight without Mutual permission, unless they are a Qualifying Resident, Qualified Permanent Resident, or registered Co-Occupant. Visitors and guests may request, from the Mutual Board, an emergency waiver to remain in the Unit

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

396  
 397  
 398  
 399  
 400  
 401  
 402  
 403  
 404  
 405  
 406  
 407  
 408  
 409  
 410  
 411  
 412  
 413  
 414  
 415  
 416  
 417  
 418  
 419  
 420  
 421  
 422  
 423  
 424  
 425  
 426  
 427  
 428  
 429  
 430  
 431  
 432  
 433  
 434  
 435  
 436

for a limited period of time. If Security is unable to verify the party with legal authority over the Unit, all person’s present will be asked to leave the Unit until legal authority is established at the Stock Transfer Office. From there, and until otherwise decided by the Stock Transfer Office, Security reserves the right to place a knob lock on, or affix a plywood sheet to, the door of the Unit.

**2.5.3. Reporting of Death to Mutual Board.** The Stock Transfer Office will report Qualifying Resident/Shareholder deaths to the Mutual Board within two (2) business days, and will include the following information, without limitation: (1) name of decedent; (2) date and location of death; (3) identification of persons present at Unit (if any); (4) name, relationship and contact information of surviving Qualifying Resident/Shareholder (if any); (5) name, relationship and contact information of decedent’s emergency contacts (if any); (6) if legal authority has been established; (7) if/how the Unit was secured; and (8) if there are any registered Co-Occupants, caregivers or pets in the Unit.

**2.6. Section 2.6 – Listing Inspections**

The Mutual shall charge a fee for the inspection process when a Share of Stock is listed for sale, per the attached fee schedule in Exhibit “E”.

**2.7. Section 2.7 – Withdrawal Fee**

All Shareholder who wishes to sell his/her Mutual Stock must first obtain Board waiver of option before the Stock is listed for sale. The Board of the Mutual requires that any Broker who accepts a listing of Stock must complete the following steps before this listing is executed: (1) deliver to the Stock owner, requesting the listing, a copy of the Mutual Waiver of Option form. Notify the Shareholder that this form must be executed by the Mutual before the listing can be taken; (2) explain to selling Shareholder that a listing inspection will be made. Give the Shareholder a blank copy of the inspection form; (3) upon completion of the inspection, a copy of the completed inspection form will be sent to the selling Shareholder; and (4) when the selling Shareholder receives the completed inspection form, he/she should contact the Sales Representative that initially made contact and supplied the listing form.

**2.8. Section 2.8 – Inspection of Vacant, Unoccupied or Seasonal-Use Units**

Any vacant, unoccupied or seasonal-use unit in Mutual Eleven shall be inspected every ninety (90) days by a GRF Building Inspector and the Mutual director assigned to the respective building. Inspections shall be conducted

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

437 during the months of January, April, July and October. The inspection in April  
 438 may be waived during the years that the Fire/Safety Inspection is conducted.  
 439 The inspection of vacant units for sale will not be posted. The inspection for  
 440 unoccupied and seasonal-use units will be posted at least twenty-four (24)  
 441 hours prior to the inspection. Letters for posting are available through the  
 442 Physical Property Department office. During the inspection, if any violations are  
 443 found that are the responsibility of the Shareholder, the Shareholder must affect  
 444 the repairs, maintenance or replacements as needed within the timeframe  
 445 specified. In accordance with the Qualifying Resident's Occupancy Agreement,  
 446 if the shareholder fails to affect the repairs, maintenance or replacements in a  
 447 manner satisfactory to the Mutual, the Mutual may do so and add the cost  
 448 thereof to the Shareholder's next monthly Assessment.  
 449

450 There will be a maintenance/inspection charge for vacant, unoccupied or  
 451 occasional use Units in the amount of twenty-five dollars (\$25.00) per  
 452 inspection.  
 453

**2.9. Section 2.9 – Co-Occupant**

454 The community facilities of the GRF are maintained for the use of members of  
 455 GRF and Qualifying Residents of the Mutual(s), subject to the following  
 456 exceptions:  
 457

**2.9.1. Co-Occupants**

458 **2.9.1.1.** Senior citizens, as defined in California Civil Code Section  
 459 51.3 (b)(1), who are not Shareholders of the Mutual, but  
 460 are approved by the Mutual to reside with a Qualifying  
 461 Resident, shall be entitled to use all of the community  
 462 facilities upon payment of a fee equal to the Amenities Fee.  
 463

464 **2.9.1.2.** In order to comply with Section 51.3 of the California Civil  
 465 Code, the following people may reside in the Mutual: (1) a  
 466 person who is fifty-five (55) years of age or older; (2) a  
 467 person who has completed the Co-Occupant Application;  
 468 (3) a person who has written authorization from the Mutual  
 469 President, or any Mutual Officer so designated by the  
 470 Mutual President, to reside in the Unit; (4) a person who  
 471 has paid the required Amenities Fee to the GRF.

472 **2.9.2. Qualified Permanent Residents.** Qualified Permanent Residents  
 473 are persons who are not senior citizens as defined in Civil Code  
 474 Section 51.3(b)(1), who can present proof that they are eligible to be  
 475 classified as Qualified Permanent Residents under Civil Code  
 476 Section 51.3(b)(2). Such Qualified Permanent Residents shall be  
 477 entitled to use all of the community facilities upon payment of a fee

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

478 equal to the Amenities Fee.

479  
 480  
 481  
 482  
 483  
 484  
 485  
 486  
 487  
 488  
 489  
 490  
 491  
 492  
 493  
 494  
 495  
 496  
 497  
 498  
 499  
 500  
 501  
 502  
 503  
 504  
 505  
 506  
 507  
 508  
 509  
 510  
 511  
 512  
 513  
 514  
 515  
 516  
 517  
 518

**2.10. Section 2.10 – Health Care Providers (Caregivers)**

In order to work as a caregiver in the Mutual, a caregiver must comply with the following:

**2.10.1. Business License.** The Mutual recommends that all Caregivers have a valid business license, issued by the City of Seal Beach and/or work for an agency with a valid business license, issued by the City of Seal Beach.

**2.10.1.1. Exceptions to 2.10.1.** A family member of a Qualifying Resident, who is acting in the capacity of a caregiver is exempt from possessing a business license but must apply and receive a caregiver’s pass and badge.

**2.10.2. Driver’s License.** Any caregiver working in Mutual Eleven must have a valid driver’s license if driving a vehicle into Leisure World.

**2.10.3. Pass and Badge Requirements.** All caregivers (including family members without a business license) as an individual, or through an agency, must apply and receive a caregiver’s pass and clear badge holder through the GRF Stock Transfer Office. The Pass must: (1) be renewed every six (6) months; (2) be worn in clear sight at all times; and (3) may not be transferred or lent to anyone.

**2.10.4. Caregiver’s Use of Laundry Facilities**

**2.10.4.1.** Part-time caregivers may use laundry facilities for Shareholder’s laundry only. Part-time caregivers who use Mutual laundry facilities for their personal or family use will be permanently banned from the Mutual.

**2.10.4.2.** Caregivers who serve as 24-hour caregivers, and live within the Qualifying Resident’s Unit, may use washers and dryers for their personal use, but may not use the washers and dryers for other family members or friends.

**2.10.5. Qualifying Resident’s Requirements.** In order to establish that a Qualifying Resident requires 24/7 care from a Caregiver, the Qualifying Resident must present a doctor’s note, stating that 24/7 care is necessary. The note must be on the doctor’s original letterhead and must be an original document. The requirement to obtain a doctor’s note does not apply to a Qualifying Resident that requires part-time care.

**2.10.6. Caregiver Actions.** Caregivers, as an invitee or the Qualifying Resident, must act in compliance with the Rules and Regulations of the Mutual at all times. Specifically, a Caregiver must cease any noise that could be considered disruptive (i.e. no loud televisions,

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

519 radios, or talking, so as not to disturb the quiet enjoyment of other  
 520 Qualifying Residents and Shareholders), after 10:00 p.m. Caregivers  
 521 are not allowed to have guests or invitees, including without limitation,  
 522 family members or friends, to the Unit or anywhere within the Mutual.  
 523 Caregivers shall not bring any pets into the Mutual and/or Leisure  
 524 World. Caregivers shall not utilize any Mutual and/or GRF community  
 525 facilities.

526 **2.10.7. Caregiver Parking.** If a Qualifying Resident does not own a vehicle,  
 527 the Qualifying Resident's caregiver may use the carport space  
 528 associated with the Qualifying Resident's Unit, for purposes of  
 529 parking their own vehicle, only after obtaining a temporary parking  
 530 permit through the GRF Stock Transfer Office. Such temporary  
 531 parking permit must always be clearly displayed on dashboard of the  
 532 caregiver's vehicle.

533  
 534 **2.11. Section 2.11 – Non-Qualifying Resident Shareholder Residency –**  
 535 **Inheritance of Share of Stock**

536 If a Non-Qualifying Resident Shareholder inherits a Share of Stock and desires  
 537 to become a Qualifying Resident of the Mutual and member of the Golden Rain  
 538 Foundation, such individual shall meet the eligibility criteria with reference to  
 539 age, financial ability, health and character as set forth in the Mutual's Rules and  
 540 Regulations and/or Policies and the Golden Rain Foundation Policies, subject  
 541 to an interview by representative(s) of the Mutual. The Unit related to the  
 542 inherited Share of Stock will be inspected by the Mutual to determine whether  
 543 it has been properly maintained, repaired and meets the Mutual regulations.  
 544 Unless any such repairs are a Mutual responsibility, items noted in the  
 545 inspection as being deficient will be corrected at the Shareholder's expense.  
 546 The Mutual will charge the inheriting Shareholder a fee of two hundred fifty  
 547 dollars (\$250.00) for the inspection process.

548  
 549 **2.12. Section 2.12 – Personal Property Liability Insurance**

550 All Shareholders (whether residing in the Unit or not) must carry general liability  
 551 insurance (either in the form of an HO6 policy or a renter's policy) with proper  
 552 liability coverage. The general liability insurance policy shall cover the entirety  
 553 of the contents within the Unit, any damage to the interior of the Unit, any  
 554 damage to property owned by third-parties, and any personal injury occurring  
 555 in the Shareholder's Unit or adjacent property, for which the Shareholder is  
 556 responsible. The general liability insurance policy requirements are set out  
 557 below. The Shareholder shall: (1) obtain and maintain a general liability  
 558 insurance policy, at his/her/its sole expense; (2) be liable for the cost of any  
 559 deductible their policy has with respect to any claim for which a Shareholder is

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

560 insured and is liable; (3) obtain general liability insurance in an amount sufficient  
 561 to cover personal injury to other persons who may be injured in their Unit or on  
 562 other property for which the Shareholder is responsible, but in no event less  
 563 than three hundred thousand dollars (\$300,000.00); (4) ensure that the general  
 564 liability insurance policy covers personal property stored or parked on the street  
 565 or in the carport, such as property stored in or under the storage cabinets; (5) if  
 566 a pet owner, policy must cover the Shareholder in the event Shareholder's  
 567 animal causes bodily injury or property damage to a third party; and (6) obtain  
 568 coverage for additional living expenses, for no less than twelve (12) months,  
 569 should the Shareholder be unable to occupy the Unit for any period of time while  
 570 repairs are made to the Unit.

571  
 572 The Shareholder and/or Qualifying Resident must provide the Mutual with proof  
 573 of insurance within thirty (30) days from the date the Qualifying Resident  
 574 executes the Occupancy Agreement, or within thirty (30) days from the date the  
 575 Mutual demands a copy of the same. The Shareholder is not relieved of any  
 576 liability due to the Shareholder's failure to insure their property.

577  
 578 Notwithstanding any other provision in the Governing Documents, each  
 579 Shareholder shall be liable for his/her/its own negligent or intentional actions  
 580 resulting in damage to property or personal injury, including the cost of any  
 581 Mutual insurance deductible that Shareholder causes the Mutual to incur. The  
 582 Shareholder is solely responsible for the cost of any damage caused by  
 583 his/her/its own negligent or intentional actions, including repairing or replacing  
 584 any damage he/she/it causes to any personal property in the unit, including  
 585 without limitation, furnishings, interior improvements, floor and wall coverings,  
 586 appliances, fixtures and any damage to the unit, any other unit, or the building  
 587 caused by water intrusion from whatever source, fire, or any other cause.

588  
 589 The Mutual shall only be responsible for the routine maintenance, repair, or  
 590 replacement of Common Areas or facilities and for its own or its agents' and  
 591 employees' negligent or intentional acts. Shareholder is responsible for any  
 592 damage caused by the failure of Shareholder's standard fixtures, appliances  
 593 and plumbing systems.

594  
 595 Although a Shareholder may be unable to occupy the Unit while repairs are  
 596 being made, the Shareholder shall, nonetheless, be responsible for any living  
 597 expenses incurred during repairs and the monthly assessment on the  
 598 Shareholder's Unit regardless of who caused the damage. The Shareholder,  
 599 may, however, seek indemnification from any and all individuals and entities  
 600 who are liable for the damage making the Unit inhabitable.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

601 **3. ARTICLE III – ARCHITECTURAL GUIDELINES**

602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641

**3.1. Section 3.1 – Contractor’s License**

No Shareholder shall hire any unlicensed individual to perform repairs, alterations and/or other such work in or to the Shareholder’s Unit which will cost more than five hundred dollars (\$500.00). All repairs, alterations and/or other such work that will cost more than five hundred dollars (\$500.00) must be completed by a contractor licensed by the State of California and carrying the proper insurance, as required by the Board.

**3.2. Section 3.2 – GRF Permit for Building Alterations/Additions**

In order to conduct any construction for the alterations and/or additions in the Shareholder’s Unit within the Mutual buildings, the Shareholder must submit an application for issuance of a building permit to the Physical Property Department and obtain a GRF Permit for the alterations and/or additions. The Shareholder must provide the Physical Property Department with a written, signed proposal and contract between the Shareholder and the contractor performing the work, which describes the work to be done by the contractor, the fees to be paid, and the commencement and completion dates of the work. Such contract must be in the form of the appropriate Standard Form Contract provided by GRF and must be properly completed and signed by the Shareholder and contractor proposing to do the work.

The Standard Form Contract will contain a per day penalty for every calendar day that exceeds the completion date set forth in the Contract. Said penalty to be paid by the Contractor to the Shareholder. The Mutual Board, or its designee, may make an exception to the completion date and award an extension to the contractor without penalty due to unforeseen delays or problems.

Mutual requires the signature of the Mutual President or designee on any building permit, building plans, and change orders issued for Unit remodeling and approved by GRF.

No Shareholder shall make any structural alterations in the Unit or Mutual premises, or in the water, electrical conduits, plumbing or other fixtures connected therewith, or remove any additions, improvements or fixtures from the Unit or Mutual premises, without the prior written consent of the Mutual and GRF.

**3.3. Section 3.3 – Mutual not Responsible for Damage**

The Mutual is not responsible to any Shareholder, or any successor Shareholder, for any damage to any Unit, regardless of the date of installation or cause of damage or failure.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

642

643

**3.4. Section 3.4 – Installation of Showers/Bathtubs**

644

645

646

647

648

649

650

651

**3.5. Section 3.5 – Skylights**

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

**3.6. Section 3.6 – Microwave Ovens**

673

674

675

676

677

678

679

680

681

682

**3.7. Section 3.7 – Ceiling Fans**

Ceiling fans may be installed in any location provided that they meet the City of Seal Beach's specifications of a six feet (6'), eight inches (8") clearance from

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

683 blades to floor. Ceiling fans are permitted in any location in a Unit provided ceiling  
684 heat in said room has been disabled and an approved alternate heat source has  
685 been installed and is operational.  
686

687 **3.8. Section 3.8 – Notification of Remodeling**

688 The Physical Property Department is instructed to notify the Qualifying Residents  
689 of all adjacent Units that share common entryways of the intent and scope of all  
690 proposed remodeling work. Any adjacent Qualifying Resident who is unable to  
691 be notified in person will have a letter mailed to them indicating the intent and  
692 scope of remodeling work to be performed. A record of all notifications must be  
693 maintained in the Physical Property Department.  
694

695 **3.9. Section 3.9 – Washers and Dryers in Unit**

696 Washers and dryers may be installed in a Shareholder’s Unit by contacting the  
697 Physical Property Department for a permit. Washers and dryers shall not be  
698 installed on a shared/common wall. Any washer and dryer in a Shareholder’s  
699 Unit, of any make or model, whether side by side or stackable, shall be cleaned  
700 every two (2) years, so that all dryer vent areas are thoroughly cleaned and free  
701 of lint for clear passage of air flow from machine to roof top areas. A sticker with  
702 the date of cleaning must be affixed to the cleanout cover every time a cleaning  
703 is performed by Service Maintenance or an outside vendor.  
704

705 In addition, all washing machine hoses and fittings must be checked every two  
706 (2) years for any leakage or hardening and/or cracking of the hoses. Moving the  
707 washer/dryer is not a requirement. If any of these conditions are found, the hoses  
708 are to be replaced with a follow- up by the GRF Building Inspector to verify  
709 completion. In all closes of escrow and changes of stock, all hoses must be  
710 changed prior to closing. The maintenance fee for this work shall be borne by  
711 the Shareholder. Further, during the fire inspections conducted every other year,  
712 the GRF Building Inspector will compile a list of all units containing a washer and  
713 dryer.  
714

715 New washers and dryer installations shall be submitted to the Physical Property  
716 Department with a plan describing the proposed connection to the sewer. All  
717 washers shall be installed with a battery powered water alarm behind the  
718 washing machine unit at the floor. Only braided metal supply hoses are allowed  
719 for the appliance. Dryer vents must go to the roof and have a clean out  
720 accessible within the Unit. All venting must be galvanized pipe with a short flex  
721 line used for the connection to the appliance. This ensures that the appliance  
722 may be pulled out and serviced without breaking the vent seal. The contractor  
723 may cut a hole for the vent from within the attic but may not have access to the

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

724 roof of the Mutual building. The contractor must then contact the Mutual roofer  
 725 to have it flashed with the approved damper cap. An insulation inspection must  
 726 occur to verify the presence of the soundproofing before the GRF Building  
 727 Inspector will sign off on the project. The Shareholder and/or Qualifying Resident  
 728 assumes full responsibility for any damage incurred as a result of the installation  
 729 and/or use of a personal washer and/or dryer in their Unit.  
 730

**3.10. Section 3.10 – Walk-In Therapeutic/Jacuzzi-Type Bathtubs**

731 A Shareholder may install a walk-in therapeutic bathtub or Jacuzzi and the  
 732 related equipment/ appurtenances, at the Shareholder's expense, within the  
 733 Shareholder's Unit. The Shareholder shall assume financial responsibility in  
 734 case the licensed installation company fails to comply with all provisions of the  
 735 permit and all GRF and Mutual Rules and Regulations and agrees to return the  
 736 Mutual property to its original condition or satisfactorily complete the installation  
 737 upon demand by the Mutual.  
 738

739  
 740 The Mutual has the authority and authorization to remove the bathtub/Jacuzzi  
 741 and related equipment/appurtenances and return the shower/tub area to its  
 742 original condition at the Shareholder's expense if the installation does not comply  
 743 with the provisions of this Section.  
 744

745 The walk-in therapeutic bathtub/Jacuzzi shall have: (1) a Sound insulation board  
 746 applied to all surrounding walls, floor to ceiling, with drywall mud and tape; (2)  
 747 the shower trap shall be replaced using an all-glue ABS trap and a two-inch (2")  
 748 trap with accessible clean out shall be maintained; (3) all new water piping shall  
 749 be copper pipe. Water tie-ins shall be in the attic with ball valve shut offs; (4)  
 750 twenty-four inches (24") by twenty-four inches (24") attic access shall be  
 751 provided in the bathroom for access to the shut off valves. The attic access cover  
 752 shall be a combination of plywood laminated to a 5/8-inch type X drywall with the  
 753 drywall facing the attic side; (5) the bathtub/Jacuzzi faucets shall have quarter  
 754 turn shut offs that are accessible. The discharge of water shall be by gravity  
 755 drain. A pump may only be used if the discharge rate does not exceed seven (7)  
 756 gpm. Air injection jets may only be installed if they do not exceed a 44-decibel  
 757 sound level. If they are an integral part of the bathtub/Jacuzzi, they must be  
 758 disabled if they do not meet this sound level; (6) a non-standard 50-gallon water  
 759 heater shall be installed with a re-circulating pump for the bathtub/Jacuzzi unless  
 760 an alternate source for maintaining adequate hot water temperature at the  
 761 bathtub/Jacuzzi is provided such as a tank-less booster water heater at the  
 762 bathtub/Jacuzzi. The installation and maintenance shall be at Shareholder's  
 763 expense; and (7) the main electrical panel must be upgraded to a 125-amp  
 764 square D electrical panel with a 100-amp main breaker, if necessary, to provide

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

765 sufficient circuit breakers. A sub-panel is not permitted.  
 766

767 **3.11. Section 3.11 – Pre-Demolition**

768 The Shareholder’s Contractor shall notify all surrounding units four (4) days prior  
 769 to demolition of any kind. Contractor may petition the GRF Building Inspector to  
 770 designate one parking space to be coned off overnight Monday through  
 771 Thursday, only during the initial phases of construction. The Mutual reserves the  
 772 right to revoke any such designated parking space at any time.  
 773

774 Contractors shall block off their site with an approved orange netting at all times  
 775 until final inspection occurs. They may use the grass areas in front of the unit  
 776 during the day when marked off by the orange netting. All work tools must be  
 777 removed from the grass area overnight and on weekends. The Mutual is not  
 778 responsible for any damage, loss and/or theft of the contractor’s tools.  
 779

780 **3.12. Section 3.12 – Demolition**

781 The contractor must, at all times, have an approved, fully charged and visible fire  
 782 extinguisher on-site. Demolition must be tarped off so that no dust can enter the  
 783 common attic space or affect neighboring units. If possible, the contractor is to  
 784 lightly spray the demo area to keep dust down. Contractors may not use Mutual  
 785 trash dumpsters to dispose of material. All trash must be hauled off site daily.  
 786 The contractor must ensure that the work area is visibly blocked off from any  
 787 access. The Shareholder and contractor will be responsible for any damage or  
 788 injury caused to any Shareholder, Qualifying Resident, guest or invitee who is  
 789 injured due to the contractor’s failure to safely secure the work area.  
 790

791 **3.13. Section 3.13 – Concrete**

792 Any new concrete work being done at a Unit must include a twelve-inch (12”)  
 793 concrete apron along the front of the garden. With the apron, the hose bib line  
 794 will need to be changed to copper Type “L” with an approved hose bib. The  
 795 copper line must pass through the concrete with a sleeve of ABS larger than the  
 796 copper pipe. All new concrete defined as foundations, patios, aprons, and  
 797 walkways shall be doweled into existing slabs a minimum of 24-inch on center  
 798 with a #4 rebar and at least a 6-inch embedment.  
 799

800 **3.14. Section 3.14 – Framing**

801 At framing inspection, the contractor shall treat the exposed framing for termite  
 802 resistance with a product such as Tim-bor. Tim-bor must be applied by brush or  
 803 spray as follows: two (2) applications of a ten percent (10%) solution when drier  
 804 than normal; one application of fifteen percent (15%) solution when normal  
 805 moisture.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

806  
807 When a Unit is remodeled, the architect, engineer, and/or contractor shall design  
808 and construct all the ceiling systems in such a way that allows for a minimum of  
809 one-inch (1") unobstructed flow of air from the eave vents up to the ridge vent.  
810 No framing material or insulation shall obstruct this air flow. If the insulation is  
811 going to close this one-inch (1") space, then a plastic baffle shall be installed to  
812 maintain it. No wood trim or coverings will be allowed on the exterior. Only termite  
813 resistant products shall be allowed on the exterior finish. Cement fiber trim and  
814 hard panel siding are standard. However, composites may be reviewed by the  
815 Mutual Board for approval. The only wood to remain for an exterior remodel is  
816 the original roof overhang that includes vent blocks, rafters, fascia, and plywood.  
817 If these are damaged or repaired by the contractor, the contractor shall replace  
818 wood to match existing and paint to match. Wood must be primed and painted  
819 with the approved paint. The Mutual will maintain the maintenance responsibility  
820 for the exterior wood members upon completion and approval of the work.

**3.15. Section 3.15 – Drywall**

822 All drywall at common walls, ceilings, skylight shafts shall be 5/8 Type X.

**3.16. Section 3.16 – Plumbing**

825 The Shareholder shall ensure that if any work is to be done on exposed original  
826 plumbing, (water/sewer) that the plumbing shall be changed to either copper  
827 Type "L" with sweat joints or ABS with no hub connections. Full remodels shall  
828 have a brass ball valve main shut off installed for the cold water entering the unit.  
829 From this location, all cold-water systems shall be in copper Type "L" and be  
830 directed to the kitchen and bathrooms.

832 If localized remodels occur for the kitchen or bath, a valve shall be used for the  
833 cold water servicing these locations. All valves shall be easily accessible. The  
834 shut off valve for the hot water shall be at the cold-water supply to the water  
835 heater and easily accessible through a panel. The water heater shall be easily  
836 accessible for service and have a drip pan and water alarm installed by the  
837 contractor for any plumbing remodel. Only metal braided supply lines with 1/4  
838 metal angle stops are allowed for all plumbing fixtures. Toilet supply lines shall  
839 have metal nuts.

**3.17. Section 3.17 – Electrical**

841 If a new circuit is required and space cannot be found within the existing panel,  
842 then a new panel will be necessary and shall only be Square D Q0124L125A 24  
843 spaces/24 circuits with 100-amp main shut off. No sub panels when remodeling.  
844 All electrical boxes in the common walls shall be metal, not plastic. All remodels  
845  
846

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

847 shall require high efficiency lighting such as LED, Gu24, or fluorescent tube. No  
848 screw in bulbs will be permitted.

849 **3.17.1. Electrical Panel Inspection and Maintenance**

850 **3.17.1.1. Standard Interior Electrical Panels.** All standard interior  
851 electrical panels shall be serviced and maintained for proper  
852 use and function at the time of escrow or at fire inspections  
853 (whichever comes first) and will receive a dated service  
854 sticker affixed to the interior electric panel at the time of  
855 service. All standard interior electrical panels will then be  
856 serviced and maintained every five (5) years, per the  
857 maintenance schedule providing a dated service sticker  
858 affixed to the interior electrical panel at the time of service.  
859 All expenses associated with said services will be paid for  
860 by the Mutual, including any necessary repair costs.

861 **3.17.1.2. Non-Standard Interior Electrical Panels.** All non-standard  
862 interior electrical panels shall be serviced and maintained  
863 for proper use and function at the time of escrow or at fire  
864 inspections (whichever comes first) and will receive a dated  
865 service sticker affixed to the interior electrical panel at the  
866 time of service. All non-standard interior electrical panels  
867 will then be serviced and maintained every five (5) years per  
868 maintenance schedule providing a dated service sticker  
869 affixed to the interior electrical panel at the time of service.  
870 All expenses associated with inspection services will be  
871 paid for by the Mutual. Any repair cost will be borne by the  
872 Shareholder. A qualified electrician will identify that proper  
873 hardware equipment is standard mounted to the structure,  
874 and that the electrical components are connected and  
875 energized correctly and to code, along with proper  
876 grounding. Any items not in compliance with city code  
877 and/or manufacturing installation specifications must be  
878 repaired immediately and noted.

879 **3.17.2. Padmount Transformers.** Transformers are mounted on cement  
880 pads throughout the Mutual which provide electrical power for the  
881 Mutual. Such Transformers are the property of, and under the control  
882 of, the Southern California Edison Company. The Southern California  
883 Edison Company has served notice that the immediate area around  
884 the transformers must be kept clear of any material that could interfere  
885 with the safe entry by workmen. The Mutual, all Qualifying Residents  
886 and Shareholders must comply with any laws and directives of the  
887 Southern California Edison Company by keeping the area in front of

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

888 the transformer door clear to a distance of eight feet (8'), keeping any  
 889 shrubbery growing near the transformer sides trimmed to prevent any  
 890 growth from hanging down inside any fence around the transformer,  
 891 removing any potted plants that might be placed on top of any such  
 892 fence, and completely removing any growth that would interfere with  
 893 the safe access to the transformer door. The Mutual's landscaping  
 894 company is instructed and authorized to prune and trim from time to  
 895 time as necessary to comply with State safety laws and Southern  
 896 California Edison Company directives.  
 897

898 **3.18. Section 3.18 – Draft Stopping**

899 Draft Stopping will be required within the attic space along the sides of the unit,  
 900 but not at the attic corridor under the ridge. Draft Stopping may be a minimum of  
 901 5/8 OSB, plywood, or Type X drywall from the top plate and extend to the  
 902 underside of the roof sheeting. Draft Stopping need only be installed in such a  
 903 manner as to remain in place with minimal framing/backing required.  
 904

905 **3.19. Section 3.19 – Insulation/Sound Proofing/Fireproofing**

906 All common walls shall be insulated for soundproofing and fireproofing. The  
 907 common walls, when open in a remodel, shall be filled with a mineral wool such  
 908 as Roxul Safe 'n Sound. Any penetrations for plumbing or electrical shall be  
 909 sealed with approved fireproof sealant or spray foam. All electrical boxes in  
 910 common walls shall be metal.  
 911

912 **3.20. Section 3.20 – Flooring**

913 Shareholders must apply for and receive a GRF Building Permit prior to installing  
 914 flooring within their Units. A GRF Building Permit is required for the installation  
 915 of all flooring types, including carpet. Shareholder must include a sample of all  
 916 flooring to be installed, and flooring manufacturer's specifications, which must  
 917 be attached to the application for the GRF Building Permit. Outside porches  
 918 require a crack isolation barrier. Porch flooring transition to entry walks are  
 919 Shareholder's responsibility and must be made flush by raising concrete entry  
 920 walls. The Shareholder understands that the Mutual is not responsible for  
 921 damage to or failure of flooring purchased and installed by the Shareholder, or  
 922 any previous Shareholder of a Unit.  
 923

924 **3.21. Section 3.21 – Dishwashers**

925 Shareholders may have any make or model built-in dishwasher installed in their  
 926 Units at their own expense by a licensed contractor approved by the GRF  
 927 Physical Property Department after securing the necessary permits from the  
 928 GRF Physical Property Department prior to beginning work. The dishwasher

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

929 requires a separate electrical circuit. The Shareholder assumes full responsibility  
 930 for any damage incurred as a result of a dishwasher, whether built-in or portable  
 931 in their unit.

**3.22. Section 3.22 – Appliances**

932  
 933 A Qualifying Resident that has lived in his/her Unit for six (6) months or less, and  
 934 received new appliances from the Mutual, may not remove the appliances in a  
 935 remodel unless they refund the Mutual the full value of the appliances at the time  
 936 of installation.  
 937

938  
 939 No appliance which is Mutual property may be sold, given away, or disposed of  
 940 by the Qualifying Resident and/or the contractor. The Qualifying Resident or  
 941 contractor must notify a director on the Mutual Board or the GRF Building  
 942 Inspector to confirm what options are authorized. This notification must be made  
 943 at least seven (7) days prior to the removal of the appliances. If any appliance is  
 944 stored in the Unit, it must continue to be cleaned and left undamaged until the  
 945 Mutual picks up the appliance. Mutual appliances are defined as: stoves, ovens,  
 946 hoods, refrigerators, garbage disposals, water heaters, sinks, faucets, lighting  
 947 fixtures, and ceiling heater/vent/light units.  
 948

949 All expansions or permanent fixtures and appliances to the unit become Mutual  
 950 property when attached to the building. The Mutual and/or GRF will not be  
 951 responsible for any reimbursement of any expansions or fixtures which become  
 952 Mutual property. If a shareholder wishes to purchase a refrigerator with an ice  
 953 maker, they will be required to have a permit pulled to install a ‘stop leak’ device.  
 954 No refrigerator with an ice maker feature may be installed without a ‘stop leak’  
 955 device. Any and all damage caused by the absence of such a device, will be the  
 956 responsibility of the shareholder.  
 957

**3.23. Section 3.23 – SmartBurners**

958 All Units shall have SmartBurners installed at the Mutual’s cost. If the standard  
 959 stove top is not present in the Unit, the Mutual will provide some other fire safety  
 960 option, when reasonable. Deviation from a Mutual standard stove top requires:  
 961 (1) approval from the Building Inspector in regard to fire safety; and (2) that  
 962 Shareholder must return the full set of four (4) SmartBurners to the Mutual. The  
 963 Shareholder shall be responsible for replacement costs if any of the four (4)  
 964 SmartBurners are missing.  
 965

**3.24. Section 3.24 – Exterior Coverings and Blinds**

966  
 967 Plans for all exterior coverings and/or blinds on windows, doors, doorways, and  
 968 entry or exit areas must be submitted to and approved by the Mutual Board and  
 969

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

meet the standards and approval of the Physical Property Department prior to installation. Exterior coverings, including but not limited to solar blinds, mini blinds, vertical blinds, or roll- up bamboo blinds, are permitted only within the inside of each Qualifying Resident’s patio or Unit, and may not be attached to the Mutual’s building outside of the patio, or interior window header when the unit has been extended. The Mutual prohibits exterior coverings to be attached to the building outside of the patio header or attached to rafter tails or building fascia.

**3.25. Section 3.25 – Gutters**

A patch to a gutter is not permitted in any remodel which alters the gutter or moves a downspout. A contractor may reuse and modify the downspout. Full lengths of gutter without patches must be installed by the contractor. A contractor must contact the Mutual-approved roofer and have the roofer install full lengths of gutter without patches on new roofs that have gutters with one (1) seam at the middle of the building. The install will be at least one half (1/2) the entire length of the building without patches. Downspouts may be reused but will only be located as per the GRF Building Inspector’s direction. All rain gutters shall be replaced on remodeled Units. A five-inch (5”) rain gutter shall be placed the entire length of the unit with no seams above the walkway (entryway). A 24-inch hole shall be drilled in the gutter and a proper downspout inserted. Caulking shall be done with Rain-buster Caulking or another approved caulking.

**3.25.1. Downspouts.** One (1) downspout is required on all one-bedroom units. Two (2) evenly spaced downspouts are required on two-bedroom units. The proper grade is to be on the lower downspout elbow, with extension over the flowerbed terminating at the outer edge of the scallop edging.

**3.26. Section 3.26 – Equipment Standards**

The Mutual has approved a revised standardization of appliances list. This list may be updated by the Purchasing Department from time to time as manufacturers improve, modify or replace models, thereby altering the current applicable model numbers. The revised list will be published annually. It is attached hereto as Exhibit “A”.

**3.27. Section 3.27 – Smoke Detectors**

When all or any remodel work is done to a Unit, ALL smoke detectors/alarms must be replaced with a Kidde i9010 Tamperproof 10-Year Sealed Lithium Battery-Operated Smoke Alarm and/or Kidde 12010S Worry-Free Hardwired Interconnected Smoke Alarm Sealed Lithium Battery Backup, where applicable, or an equal and equivalent device approved by the Mutual Board.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1011  
1012  
1013  
1014  
1015  
1016  
1017  
1018  
1019  
1020  
1021  
1022  
1023  
1024  
1025  
1026  
1027  
1028  
1029  
1030  
1031  
1032  
1033  
1034  
1035  
1036  
1037  
1038  
1039  
1040  
1041  
1042  
1043  
1044  
1045  
1046  
1047  
1048  
1049  
1050  
1051

**3.28. Section 3.28 – Performance Bonds for Construction Work over Ten Thousand Dollars**

Permits for any construction work performed in the Mutual valued at more than ten thousand dollars (\$10,000.00) shall require a Performance Bond. The bond shall provide sufficient funds in the event the work is not completed on time, in accordance to approved plans, and/or to the satisfaction of the Mutual, for any reason. Exceptions to this bond requirement are as follows: (1) the contractor is listed on the Physical Property list of approved contractors; and (2) the contractor has completed more than one hundred thousand dollars (\$100,000.00) per year in contracts in Leisure World for the last three (3) years.

**3.28.1. Working Hours – Contractors.** Contractors engaged by a Qualifying Resident and/or Shareholder for the purpose of performing interior or exterior remodeling or installing or removing equipment and/or appliances associated with such work on the Units will be permitted to do so only between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**3.29. Section 3.29 – Roof Extensions**

A Shareholder may apply to extend the roof structure to cover the existing porch area adjacent to the Shareholder’s Unit. The construction must conform to the plans and specifications approved by the architect of the Los Angeles Office of the Federal Housing Administration and a building permit must be obtained from the City of Seal Beach, California. The Shareholder agrees that title to the remodeling and addition shall vest in the Mutual.

**3.30. Section 3.30 – Roof Leaks**

When a roof leak occurs in a Mutual building, and if a roofing contractor fails to effect warranty repairs within fifteen (15) working days from notification by the Physical Property Department, the Service Maintenance Department will make such repairs.

A Qualifying Resident should report any known or suspected roof leaks to the Mutual Board and/or the Service Maintenance Department. The leak will then be recorded in the Roof Leaks Log by the Physical Property Department. The Physical Property Department Secretary will report the leak to the appropriate GRF Building Inspector, and the GRF Building Inspector will initiate a Roof Leak Report. The GRF Building Inspector will determine whether the leak is under warranty and, if not, whether it is the responsibility of the Mutual or the Qualifying Resident to repair.

If the leak is under warranty, the GRF Building Inspector will provide written notice to the contractor holding the warranty. The contractor is given a period of

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

1052 fifteen (15) working days to repair the leak.

1053  
1054 If the leak is not repaired within fifteen (15) working days by the contractor  
1055 holding the warranty, the Inspector must notify the Service Maintenance  
1056 Department to perform the work. Upon completion, the Service Maintenance  
1057 Department will prepare a monthly status report on assigned roofs and will issue  
1058 a copy to the Mutual and Physical Property Department and forward a service  
1059 repair order to accounting to invoice the contractor. The Inspector will notify the  
1060 Physical Property Department Secretary to record the job as complete in the  
1061 Roof Leaks Log.

1062  
1063 If the leak is not under warranty and is the responsibility of the Mutual, the GRF  
1064 Building Inspector must report the leak to the Service Maintenance Department.  
1065 The Service Maintenance Department will perform the work and prepare a  
1066 monthly status report on assigned roofs and will issue a copy to the Mutual and  
1067 Physical Property Department. The Service Maintenance Department will  
1068 generate a service repair order and invoice. The GRF Building Inspector will  
1069 notify the Physical Property Department Secretary to record the job as complete  
1070 in the Roof Leaks Log.

1071  
1072 **3.31. Section 3.31 – Roof and Attic Access**

1073 No person shall access the roof or attic areas of any building in the Mutual  
1074 without the express permission and approval of the GRF Physical Property  
1075 Department or Mutual President or designee. The only person within this  
1076 Physical Property Department who may give such permission or approval is the  
1077 GRF Building Inspector or the GRF Physical Property Facilities Director, or their  
1078 specific and assigned designees. This prohibition includes: (1) any Shareholder,  
1079 even if such Shareholder is an occupant of the building whose roof or attic is  
1080 being accessed; (2) any other person related to, or associated with, any other  
1081 resident or Shareholder such as a caregiver, a relative, or guest; (3) any  
1082 contractor of any sort for whom access had been requested or granted for an  
1083 existing contract, any prior contract, or for the purpose of bidding on a future  
1084 contract; and (4) any public official such as an inspector or other legal authority  
1085 without proper, documented permission. Emergency circumstance to protect  
1086 person or property, of course, preempt and all such restrictions and limitations.

1087  
1088 **3.32. Section 3.32 – Filled Concrete Block and Footings**

1089 A Shareholder may apply to GRF to obtain a permit for the use of the “filled type”  
1090 decorative blocks in enclosing patios. A Shareholder must acknowledge that  
1091 sufficient footings will be placed under the edge of the slab where said blocks  
1092 are to be installed, in order to adequately provide for the added weight on the

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

1093  
1094  
1095  
1096  
1097  
1098  
1099  
1100  
1101  
1102  
1103  
1104  
1105  
1106  
1107  
1108  
1109  
1110  
1111  
1112  
1113  
1114  
1115  
1116

slab.

**3.33. Section 3.33 – Liners for Decorative Block Walls**

A Shareholder is not permitted to use organic materials, such as plywood, to line decorative block walls.

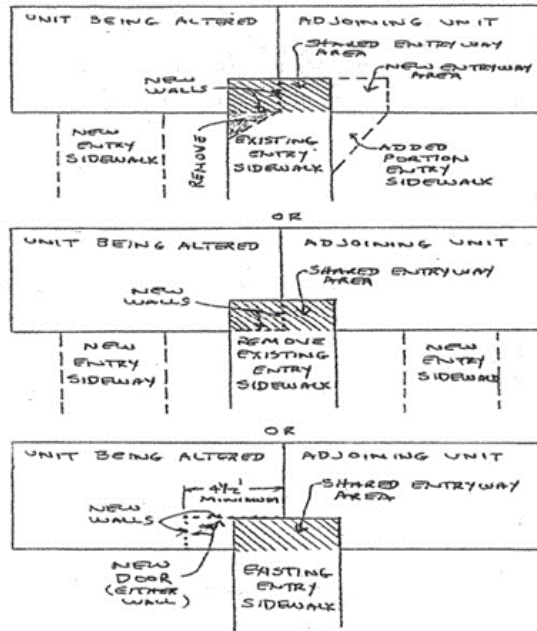
**3.34. Section 3.34 – Bay Windows**

All bay windows presently covered with T-111 plywood, distressed plywood, or wood siding, and any other wood product that complements the bay windows such as corbels and decorative trim, shall be removed and replaced with stucco when the bay window framing and covering are infested with termites. All remodels that include bay windows shall be constructed with stucco as the exterior covering and shall be “bay to grade” construction. The expense of the entire remodel and “bay to grade” construction shall be the responsibility of the Shareholder.

**3.35. Section 3.35 – Common Entry Walkways**

When two (2) units are side-by-side and share a common entrance walkway and one Shareholder wants to relocate their entry walkway, that Shareholder must obtain permission, in writing, from the Shareholder of the other affected adjacent unit. The entrance for the adjacent unit shall be relocated at the sole expense of the Shareholder whose unit is being altered to provide the minimum/maximum four feet (4'), six inches (6"). The total width will include three-inch (3") buffers on each side if decorative stone is being used.

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**



**3.36. Section 3.36 – HVAC**

A Qualifying Resident may apply to install an air conditioning system within the Qualifying Resident’s Unit, at the Qualifying Resident’s expense. A Qualifying Resident must apply to the Physical Property Department for a permit to install the air conditioning system through the lower windows. A Qualifying Resident’s applying to for approval to install an air conditioning system must comply with the following requirements.

**3.36.1.** All heat pump systems must: (1) be ductless; (2) meet requirements for energy usage to qualify for a rebate when Southern California Edison rebates are available; (3) meet requirements for acceptable sound levels; and (4) not disturb the present ceiling heat system so it can be reactivated, if required.

**3.36.2.** A duct heating and cooling system is part of a complete Unit remodel if: (1) installation of HVAC (Heating, Ventilating and Air Conditioning) units to be installed with the outside Unit located inside the drip line and as close to the center of the Unit as practical, or near the deco or stucco at the end of the Unit near the storage area. Corner Units may select which side they want. End Units may choose to install them on the side. The exposed lines should be attached to the deco, stucco or wooden post, the location to be approved by the Mutual Board. Repair and maintenance to be the responsibility of the Qualifying Resident; (2) the compressor is to be installed on a 4-inch cement slab when remodeling outside walls or on two inches (2”) to three inches (3”)

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

- 1141 plastic slab when not remodeling outside walls (cement slab  
 1142 preferred); (3) ground must be tamped (compressed) firmly so that the  
 1143 unit will not shift.
- 1144 **3.36.3.** The concrete pad for split duct systems (heating/air) shall be a total of  
 1145 six and a half inches (6.5") thick: either three inches (3") below grade  
 1146 and three and a half inches (3.5") above grade or three and a half  
 1147 inches (3.5") level with the grade; and the fiberglass pad supplied by  
 1148 the manufacturer, anchored to the concrete pad, shall be used in a  
 1149 proper fashion.
- 1150 **3.36.4.** Exposed areas: All exposed refrigerant lines on the exterior walls or  
 1151 ceiling of the building shall be covered by a sheet metal cover. All  
 1152 exposed lines (beginning and end) must be covered with either sheet  
 1153 metal and/or expandable foam so these areas are flame proof, insect  
 1154 and vermin proof, and rot resistant.
- 1155 **3.36.5.** The compressor is not to exceed fifty-four 54 decibels and the air  
 1156 handler unit in the attic cannot exceed 44-decibel sound level, per City  
 1157 of Seal Beach Building Code. If the noise level exceeds either of these  
 1158 decibel sound levels, the Qualifying Resident is responsible to have  
 1159 the HVAC unit or units repaired immediately. If the Qualifying Resident  
 1160 does not have the HVAC unit or units repaired, the Qualifying Resident  
 1161 may not use his/her HVAC unit(s). If the Mutual has to repair the HVAC  
 1162 unit, due to the failure of the Qualifying Resident to repair the unit, the  
 1163 Qualifying Resident will be billed for all expenses incurred with such  
 1164 repair, including without limitation, attorneys' fees. If the heating part  
 1165 does not work, the Qualifying Resident is responsible for providing  
 1166 alternate heat, if a Qualifying Resident of that Unit has had the Mutual  
 1167 ceiling heat made inoperable.
- 1168 **3.36.6.** Attic access. There must be inside attic access from the inside of the  
 1169 Qualifying Resident's Unit or from the outside (for end Units only), so  
 1170 the HVAC unit may be serviced and maintained (as it is the  
 1171 responsibility of the Qualifying Resident to maintain it). Condensate  
 1172 line in the attic must be rodent-proof. If the attic access has to be cut  
 1173 in, the attic access cover shall be a combination of plywood laminated  
 1174 to a 5/8-inch type X drywall; the drywall facing the attic side.
- 1175 **3.36.7.** Exterior heat pumps (permit required) shall be placed in front of a Unit,  
 1176 unless the Mutual Board grants an exception. All new installations of  
 1177 air conditioners and heat pumps shall be mounted on a 4-inch  
 1178 concrete slab and have a 6-inch wide, 6-inch deep footing installed  
 1179 under the front side of the slab and comply with City of Seal Beach  
 1180 regulations.
- 1181 **3.36.8.** On the occasion of change of ownership and with a charge against

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1182  
1183  
1184  
1185  
1186  
1187  
1188  
1189  
1190  
1191  
1192  
1193  
1194  
1195  
1196  
1197  
1198  
1199  
1200  
1201  
1202  
1203  
1204  
1205  
1206  
1207  
1208  
1209  
1210  
1211  
1212  
1213  
1214  
1215  
1216  
1217  
1218  
1219  
1220  
1221  
1222

escrow, existing heat pumps not currently on a concrete base with a footing as described above shall be corrected by installing a manufactured fiberglass base over a concrete footing which is six inches (6”) wide and six inches (6”) deep across the full front edge of the fiberglass base. Central air conditioning and forced air units still require an 8-inch concrete footing.

**3.36.9.** Permits are required for wall heaters. In all construction work where wall heaters replace the original heating source, metal conduit or armored cable shall be used for the last six feet (6’) of line running from the breaker box to the wall heater(s).

**3.37. Section 3.37 – Unsanitary Premises and Fire Loading Conditions**

Chapter 10 of the 1997 Uniform Housing Code, Section 1001.11, defines in part, hazardous or unsanitary premises as the accumulation of weeds, vegetation, junk, offal (decaying meat products), dead organic matter, debris, garbage, rat harborages, stagnant water, combustible materials, similar materials or conditions on the premises of the unit, or storage inside of the oven or on the stovetop or inside a microwave oven, which may constitute fire, health, or safety issues.

For purposes of this Section 3.37, unsanitary or rodent and insect inviting conditions or fire-loading conditions are described as the excessive acquisition and collection of large amounts of objects. Such collections of objects may include, but are not limited to: stacked paper goods, newspapers, books, magazines, mail, trash, stored cardboard boxes, plastic trash bags, food stuffs, cleaning aids, clothing and collectables, pet waste or unclean pet cages, and a lack of ingress and egress at windows and doors.

Qualifying Resident’s shall not create an unsanitary or rodent and insect inviting condition or fire-loading conditions, as defined in this Section 3.37 or in Section 1001.11 of the 1997 Uniform Housing Code referenced above. Further, a Qualifying Resident shall not store within their Unit, or on their porch, any large amounts of incendiary items such as grease, oil, gasoline, paint or paint thinner, or any other liquids or substances noted to be flammable, or any large amount of hobby materials. Working on hobbies in Unit or patio will be permitted by the Board on a case-by-case basis, considering the health, safety, welfare, and aesthetics of all residents affected.

Storage of construction materials, including but not limited to, stacked wood, siding, metal pieces, welding tools, or any items in support of conducting or practicing a business upon the premises, is also prohibited.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

1223  
 1224  
 1225  
 1226  
 1227  
 1228  
 1229  
 1230  
 1231  
 1232  
 1233  
 1234  
 1235  
 1236  
 1237  
 1238  
 1239  
 1240  
 1241  
 1242  
 1243  
 1244  
 1245  
 1246  
 1247  
 1248  
 1249  
 1250  
 1251  
 1252  
 1253  
 1254  
 1255  
 1256  
 1257  
 1258  
 1259  
 1260  
 1261  
 1262  
 1263

**3.38. Section 3.38 – Unit Fire Inspections and Special Unit Inspections**  
 Each Unit will be inspected at the regular annual or bi-annual Mutual fire/safety inspection conducted by the Physical Property Department or any special inspection as ordered by the Mutual Board, with a duly posted 72-hour notification to the Qualifying Resident. Any infractions will be indicated, and the Qualifying Resident will be informed by mail to cure the infraction within thirty-two (32) days of the date of the letter. A follow-up inspection of the premises will be conducted to assure compliance.

**3.39. Section 3.39 – Plumbing Stoppages**  
 The Mutual shall be responsible for any cost related to all plumbing stoppages, unless such stoppage is caused by the negligence or misuse of the Qualifying Resident, Shareholder and/or guest, except that all costs related to any toilet stoppages in the Mutual are the responsibility of the Qualifying Resident/Shareholder.

**4. ARTICLE IV – PORCHES/PATIOS/GOLF CART PADS**

**4.1. Section 4.1 – Patios**  
 Qualifying Residents may submit an application to construct a patio, or may request, from the Board, the right to temporarily use common area patios for the Qualifying Resident’s personal use, and the Board, in its sole discretion, may grant such request, subject to the execution of a use and indemnity agreement; however, patios shall remain common area property at all times. Any use permission of the patios granted by the Board may be revoked by the Board at any time, should the Qualifying Resident fail to comply with the terms included in the Governing Documents and the use and indemnity agreement. The Qualifying Resident’s plans and specifications must be in accordance with the Mutual’s requirements as set forth in the Governing Documents. Pursuant to Section 3.1 of these Rules, all construction work related to the construction of patios must be done by a contractor licensed and insured in the State of California.

**4.1.1. Patio Definition.** A “Patio” is defined as an area outside of, and adjacent to, the exterior walls of an individual Unit, and which is covered by a hard, non-grass surface, as more particularly described herein.

**4.2. Section 4.2 – Patios Sizes**

**4.2.1. Front Patio**  
 A Front Patio may be seven feet (7’), six inches (6”) deep, as measured from the building wall, and may be no more than fourteen

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

- 1264 feet (14') wide in hardscape including any paving edge. A planted  
 1265 border or hedge, up to eighteen inches (18") wide (including a required  
 1266 six-inch (6") mow strip), and up to thirty inches (30") high, is permitted,  
 1267 **4.2.2. End Patio**  
 1268 End Patios are only applicable to corner units. End Patios may be ten  
 1269 feet (10') deep, as measured from the building wall, and may be no  
 1270 more than fourteen feet (14') wide in hard scape including any paving  
 1271 edge. A planted border or hedge, up to eighteen inches (18") wide  
 1272 (including a required six-inch (6") mow strip), and up to thirty inches  
 1273 (30") high is permitted.  
 1274  
 1275 **4.3. Section 4.3 – Patios Rules**  
 1276 **4.3.1. Use Restrictions.**  
 1277 The Board retains sole discretion regarding items that may be stored  
 1278 and/or placed on patios.  
 1279 **4.3.2. Items to be Stored on Patios.**  
 1280 The following list of prohibited items and permitted items is not  
 1281 comprehensive. If a Qualifying Resident and/or Shareholder is unsure  
 1282 whether a particular item may be stored on the Patio, he/she must  
 1283 contact the Board. It is the Qualifying Resident and/or Shareholder's  
 1284 responsibility to remove any items that violate this Section 4.3.2 within  
 1285 ten (10) days of notice of such violation.  
 1286 **4.3.2.1. Prohibited Items.** Bicycles, golf carts, walkers, shopping  
 1287 carts, appliances, (including refrigerators), cabinets, work  
 1288 benches, carpeting, rugs, or Astro-turf may NOT be stored  
 1289 or placed on Patios at any time.  
 1290 **4.3.2.2. Permitted Items.** Barbeques, patio furniture (in good  
 1291 condition), one (1) table, one umbrella, and potted plants  
 1292 may be placed on Patios.  
 1293  
 1294 **4.4. Section 4.4 – Maintenance of Patios**  
 1295 The maintenance, repair and replacement of any components of the patio will be  
 1296 the responsibility of the Qualifying Resident/Shareholder.  
 1297  
 1298 **4.5. Section 4.5 – Patio Liability**  
 1299 The Qualifying Resident/Shareholder is responsible and agrees to be liable and  
 1300 indemnify the Mutual for all damage to any persons or property located within  
 1301 Leisure World caused by the Qualifying Resident/Shareholder's use of the patio  
 1302 area. The Qualifying Resident/Shareholder shall secure liability insurance  
 1303 coverage with regard to the use of any Patio area. Such insurance policy or  
 1304 policies shall contain a policy limit of no less than three hundred thousand dollars

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

(\$300,000.00) in coverage, and shall cover a risk of loss.

**4.6. Section 4.6 – General Patio Requirements**

**4.6.1.** Patios must be removable.

**4.6.2.** Construction of Patios can be done with the use of individual stones, brick, or composite, planking or the like, laid on a gravel and sand bed, or laid on a poured slab. Wood cannot be used to construct a patio. Interlocking pavers may be used when installed per manufacturer’s instructions.

**4.6.3.** Patios, including border, mow strip or paving edge, shall be set back at least thirty-six inches (36”) from any sidewalk.

**4.6.4.** Patio plans must be reviewed by the Landscape and Architecture Committee and authorized by the Board. Approval of Patio plans will be on a site-specific basis and in the Board’s sole discretion. Any plans not approved within sixty (60) days shall be deemed denied.

**4.6.5.** Patios must be installed by a licensed contractor, with all required permits, including, without limitation, any permit required by the Mutual, the GRF, and/or the City of Seal Beach. Contractors must be insured and bonded, with no exclusions or endorsements which would preclude payment of claims and must name the Mutual as an additional insured.

**4.6.6.** Each Qualifying Resident/Shareholder hereby acknowledges that, due to the location, size, and purpose of Patio areas, that Patio areas are generally inaccessible and not for general use to the Shareholders of the Mutual at-large.

**4.7. Section 4.7 – Porches**

A “Porch” is the surface covered by the building roofline and may not extend beyond the roofline. A Porch is allowed for exclusive use by the terms of the Occupancy Agreement for each unit.

**4.8. Section 4.8 – Maintenance of Porches**

The maintenance, repair and replacement of any components of the Porch will be the responsibility of the Qualifying Resident/Shareholder.

**4.8.1. Emergency Egress – Windows and Walkways**

All Porch window spaces, both inside and outside, must be kept clear for emergency exit and entrance. A clear path of at least four feet (4’) must be maintained from the entrance of the Porch to the entry door of the unit. Walkways must have a clean, unobstructed pathway, free of potted plants or other items.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**1346 **4.8.2. Emergency Egress – Doors**

1347 No Porch addition may have a door that locks. Only doors with direct  
 1348 entry into the Unit may have locks (i.e., front door or sliding glass door  
 1349 leading directly into the Unit from the patio). A door outside in the patio  
 1350 without direct access into the Unit is not considered an entry door. To  
 1351 clarify, there can be no door locked before arriving to the front door of  
 1352 the Unit. Any lock on a Porch door must be removed or the Mutual will  
 1353 remove it at the Shareholder’s expense. Any object which contributes  
 1354 to uncleanliness or impeded passage for emergency personnel and  
 1355 equipment, and/or which may lead to unhealthy or dangerous  
 1356 conditions to Shareholders, must be corrected by the Shareholder. If  
 1357 such items are not removed, the Mutual will do so at the Shareholder’s  
 1358 expense.

1359 **4.8.3. Storages – Open Patios**

1360 After the initial 30-day move-in period, the following items may not be  
 1361 stored or placed on open Porches: (1) any type of food, including  
 1362 birdseed, dog or cat food except in airtight containers; do not leave pet  
 1363 dishes with food on the Porch; (2) cardboard boxes; (3) highly  
 1364 flammable items, old newspapers, magazines, etc. (unless stored in  
 1365 approved containers). Gasoline-operated equipment or gas cans,  
 1366 flammable chemicals; (4) laundry hung for airing or drying; clothing or  
 1367 other items may not be hung on shareholders’ patios; (5) nonworking  
 1368 refrigerators or freezers; (6) on un-gated patios: unattended pets or  
 1369 pets in permanent outdoor kennels or caged (including birds); (7) spas  
 1370 or hot tubs, indoor upholstered furniture;

1371 **4.8.4. Patio Décor**

1372 Screens, panels, or drapes to block the sun must be of outdoor fire-  
 1373 retardant fabric and must be maintained. Porch décor must be in good  
 1374 taste, and obscene or offensive objects are prohibited.

1375 **4.8.5. Prohibited Activities**

1376 Any workshop causing noise, odor, unsightliness, and/or unhealthy  
 1377 conditions is prohibited within the Mutual. Be guided by the  
 1378 “occasional hobby-oriented” activity rather than an ongoing business  
 1379 or any activity considered to be a nuisance to neighbors. Contact the  
 1380 Mutual Board by sending a letter to the Secretary for further  
 1381 information and guidance. Converting an open patio into a storeroom  
 1382 is prohibited.

1383 **4.9. Section 4.9 – Golf Cart Pads**

1384 A temporary parking or charging pad (“Golf Cart Pad”) may be installed adjacent  
 1385 to a Unit, pursuant to the following requirements: (1) all Golf Cart Pad requests  
 1386

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

1387  
 1388  
 1389  
 1390  
 1391  
 1392  
 1393  
 1394  
 1395  
 1396  
 1397  
 1398  
 1399  
 1400  
 1401  
 1402  
 1403  
 1404  
 1405  
 1406  
 1407  
 1408  
 1409  
 1410  
 1411  
 1412  
 1413  
 1414  
 1415  
 1416  
 1417  
 1418  
 1419  
 1420  
 1421  
 1422  
 1423  
 1424  
 1425  
 1426  
 1427

must be submitted in writing to the Mutual Board and must be accompanied by a photo of the proposed location. Board approval will be on a case-by-case basis; (2) a permit must be obtained from the GRF Physical Property Department before a Golf Cart Pad is installed; (3) the Golf Cart Pad shall be constructed of interlocking concrete pavers that sit on a bed of sand; (4) the Golf Cart Pad must not exceed five feet (5') wide; (5) the cost of installing a Golf Cart Pad will be at the Qualifying Resident/Shareholder's expense; (6) any modifications to the existing sprinkler system required as a result of the approved construction of the Golf Cart Pad installation, shall be done at the expense of the Qualifying Resident/Shareholder. Any such work must be performed by the Mutual's contracted landscaper; (7) in no case shall more than one Golf Cart Pad per Unit be approved; (8) Golf Cart Pads can only be used for parking and charging electric carts. All other uses of the pad are prohibited; (9) Golf Cart Pads must be removed by the Qualifying Resident/Shareholder, at his or her expense, if Qualifying Resident/Shareholder no longer has an electric cart; (10) all electric carts must have an approved Leisure World decal from the GRF Security Department; (11) all electric carts shall have a rear-view mirror, directional signals, headlights, taillights and brake lights in good operating condition. Headlights shall be used when driving in darkness; (12) the Board requires that any electric cart owner obtain sufficient insurance to protect themselves in case of personal injury or damage to the Mutual's property or another person's property; (13) the Golf Cart Pad shall be removed upon the resale or transfer of the Share of Stock, at the seller's expense, unless the buyer has an electric cart and agrees, in writing, to adhere to the requirements contained in the Governing Documents.

Parking of an electric cart may be permitted on the grass temporarily.

**5. ARTICLE V – LANDSCAPE MAINTENANCE MANUAL**

**5.1. Section 5.1 – Gardens**

A garden is a planting area, of soil, pavers, or pots/plants only, outside the building and uncovered, except for the roofline.

**5.2. Section 5.2 – Garden Area Sizes**

All Qualifying Residents/Shareholders have the privilege of a garden area (or flower bed area) in front of their Unit defined by this policy as being up to seven and a half feet (7 1/2') deep, including concrete, stone, or brick mowing edge, along the outside frontage length of the unit measured from the face of the building toward the sidewalk. End of building garden units may be the same maximum seven and a half feet (7 1/2'). All garden areas must maintain a

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1428 distance of at least three feet (3') from any common sidewalk. All garden areas  
 1429 are site-specific and must be approved by the Board. Shareholders expanding  
 1430 garden areas beyond the "set limits" (four feet (4') front, five feet (5') side/end)  
 1431 are responsible for maintenance of the entire garden area. Failure to adequately  
 1432 maintain said garden area will result in the Mutual doing so at the Qualifying  
 1433 Resident/Shareholder's expense.

1434  
 1435 **5.3. Section 5.3 – Prohibited Uses of Garden Area**  
 1436 Front and side gardens may not be used as storage areas. Items such as garden  
 1437 soil, empty pots, garden tools, potting tables, cabinets, scaffolding, shelving,  
 1438 bikes, kayaks and/or surf boards are prohibited in front and side gardens and  
 1439 may not block Unit windows. However, a box with earthquake material is  
 1440 allowed.

1441  
 1442 **5.4. Section 5.4 – Entrance Walkways**  
 1443 Entrance walkways, from the sidewalk to the structure/porch, must be kept free  
 1444 always of potted plants and all other impediments, including electric carts.  
 1445 Nothing that will in any way impede the full use of the thirty-six inches (36") wide  
 1446 walkway and entry from the sidewalk to the entrance onto the porch is permitted  
 1447 to remain on the walkway. Plant materials must not extend outside the flower  
 1448 bed limits over scallop borders, walkways, turf areas, or into neighboring flower  
 1449 beds.

1450  
 1451 **5.5. Section 5.5 – Garden Use**  
 1452 Hedges are permitted up to thirty inches (30") high by eighteen inches (18") wide.  
 1453 A maximum of eight (8) hanging containers or baskets are permitted (including  
 1454 wind chimes and other artifacts, provided noise does not bother your neighbors).  
 1455 Plants must be kept trimmed, healthy, and be on non-rusting hangers. Seed-type  
 1456 bird feeders are not permitted as they attract mice and other rodents.  
 1457 Hummingbird feeders are permitted.

1458 **5.5.1.** Containers on the ground in garden area must be decorative.  
 1459 Decorative pots must be at least six inches (6"), but not more than  
 1460 twenty-two inches (22") in diameter. A maximum of fifteen (15)  
 1461 containers in the specified sizes combined are permitted. Nursery  
 1462 containers are not permitted. Containers that have no drainage holes  
 1463 and standing water are not permitted; they are breeding grounds for  
 1464 mosquitoes.

1465 **5.5.2.** Freestanding inanimate objects are permitted in garden area but shall  
 1466 be limited to six (6) objects are not to be higher than thirty inches (30")  
 1467 tall unless authorized by the Board.

1468 **5.5.3.** Plants and other items of any kind may not be hung from trees or

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

- 1469 lampposts.
- 1470 **5.6. Section 5.6 – Turf Areas**
- 1471 Planting in turf areas and around common area trees requires Board permission.
- 1472 No pots of any kind may be placed in turf areas or around common area tree
- 1473 wells.
- 1474
- 1475 **5.7. Section 5.7 – Maintenance of Garden Areas**
- 1476 After cleaning garden areas or raking leaves, Shareholders should place the
- 1477 leaves or debris in the proper trash bins. At the time of escrow or transfer of stock
- 1478 to a new Shareholder, the Mutual Inspector and the Mutual Board will signify any
- 1479 plants, shrubs or trees that need to be removed. The cost of such removal will
- 1480 be the expense of the seller or transferee of ownership. Planting will be in
- 1481 accordance with the current Mutual Rules and Regulations. If the new
- 1482 Shareholder wishes to do the planting, it will be at his/her expense.
- 1483
- 1484 **5.8. Section 5.8 – Pest Control and Fertilization within Garden Areas**
- 1485 Fertilization and plant pest control within the garden area are the responsibility
- 1486 of the Shareholder. Watering the garden area is also the responsibility of the
- 1487 Shareholder. At the Shareholder’s expense, sprinklers may be added within the
- 1488 garden area. Maintenance of sprinklers will be at the Shareholder’s expense.
- 1489 Contact your Mutual Director for gardening requests or sprinkler service. Refrain
- 1490 from giving instructions to gardeners.
- 1491
- 1492 **5.9. Section 5.9 – Garden Planting**
- 1493 The limited planting area in front of a Shareholders’ Unit does not allow the
- 1494 planting of trees. Vines that climb or cling to deco blocks or buildings are not
- 1495 allowed, unless confined to a staked trellis that clears the building and roofline
- 1496 by six inches (6”). See Exhibit “C” for a list of plants that are not permitted in
- 1497 garden areas. Additional prohibited plants or flowers may, in the future be added
- 1498 to this list by the Board. See Exhibit “B” for a list of approved plants for garden
- 1499 areas.
- 1500
- 1501 **5.10. Section 5.10 – Mowing and Edging**
- 1502 In general, the scalloped edge stones or concrete paving, bricks or stone edging
- 1503 will provide an edge for the mowing and edging equipment and must be
- 1504 maintained at the Shareholder’s expense. Concrete or concrete pavers, bricks
- 1505 or stone are the only materials approved for paved edging and must be six inches
- 1506 (6”) wide and four inches (4”) deep in the soil. All approved edging must be pre-
- 1507 approved for installation by the Board and installed by an authorized contractor.
- 1508
- 1509

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1510  
1511  
1512  
1513  
1514  
1515  
1516  
1517  
1518  
1519  
1520  
1521  
1522  
1523  
1524  
1525  
1526  
1527  
1528  
1529  
1530  
1531  
1532  
1533  
1534  
1535  
1536  
1537  
1538  
1539  
1540  
1541  
1542  
1543  
1544  
1545  
1546  
1547  
1548  
1549  
1550

**5.11. Section 5.11 – Maintenance**

Shareholders are responsible for any damage to wood and stucco surfaces as a result of watering hanging plants. Brackets may not be attached to wood or the building for the purpose of building shelves or other scaffolding, except the type of bracket normally used for the American flag, mailbox, water hose, and unit number plates.

**5.11.1.** The Mutual landscape contractor has the responsibility to prune flowers around common area trees when they are in need of trimming. The Mutual contracted gardeners will trim bushes, rake, and cultivate routinely. Rose bushes are pruned annually, usually in January. Spraying and tending flowers are not standard services provided by the gardeners.

**5.12. Section 5.12 – Enforcement**

Any Qualifying Resident/Shareholder that does not adhere to the garden policy requirements will, in writing, be advised of the problem(s) to be corrected. If the Qualifying Resident/Shareholder does not correct the problem(s), the Mutual will cause the correction to be made at the Shareholder’s expense.

At the time of sale or transfer of the share of unit, any vegetation not in compliance with this policy, including fruit trees, in shareholders garden area, shall be removed and remediated at the seller’s expense. Final inspection and signing of escrow shall not take place until the above changes have been completed.

**6. ARTICLE VI – TRAFFIC, VEHICLE OPERATION AND PARKING**

**6.1. Section 6.1 – Applicability**

The following Traffic, Vehicle Operation and Parking Rules are strictly enforced and are applicable to all persons controlling or operating vehicles on any property owned and/or regulated by the Mutual or GRF. Per the Occupancy Agreement, all Qualifying Residents are solely responsible for the actions of their guests and invitees; therefore, they are solely responsible for any fines and penalties incurred by their guests and invitees. GRF vehicles, such as maintenance vehicles, or security vehicles assisting first responders or providing emergency services to a Shareholders Unit, are exempt from these rules when appropriate.

**6.2. Section 6.2 – Enforcement of California Vehicle Code**

In order to promote safety, all drivers and pedestrians shall follow the California Vehicle Code, except as specified otherwise herein.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations****6.3. Section 6.3 – Definitions Applicable to this Article**

- 1551  
1552  
1553  
1554  
1555  
1556  
1557  
1558  
1559  
1560  
1561  
1562  
1563  
1564  
1565  
1566  
1567  
1568  
1569  
1570  
1571  
1572  
1573  
1574  
1575  
1576  
1577  
1578  
1579  
1580  
1581  
1582  
1583  
1584  
1585  
1586  
1587  
1588  
1589  
1590
- 6.3.1.** Alternative Dispute Resolution (ADR): A method of resolving disputed other than by litigation involving a neutral third party pursuant to Civil Code Sections 5925-5965.
- 6.3.2.** Assigned Parking: A defined parking location that has been designated for the use of a specific individual or group by the GRF.
- 6.3.3.** Bicycle/Tricycle: A device with two (2) or three (3) wheels, respectively, upon which any person can ride propelled exclusively by human power through a belt, chain or gears.
- 6.3.4.** Caregiver: A non-shareholder hired or identified by a Shareholder as providing part-time or full-time care. This person must be registered with Stock Transfer.
- 6.3.5.** Commercial Vehicles: A motor vehicle of a type required to be registered and used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property. A Commercial Vehicle shall also mean any type of vehicle, which includes without limitation, a truck, van or trailer that has one or more of the following traits: (1) larger than one (1) ton carry weight; (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; (3) normally employed or designed for commercial business use, whether or not a business name or advertisement is displayed; (4) racks, materials, ladders, tool boxes and/or tools are visible on the exterior of the vehicle; (5) used to haul any hazardous materials; and/or (6) designed to carry more than fifteen (15) passengers.
- 6.3.6.** Due Process: An established course for judicial proceedings or other governmental activities designed to safeguard the legal rights of the individual.
- 6.3.7.** Electric Bicycle: Two-wheeled vehicle supplemented with an electric motor. It may not be driven on sidewalks.
- 6.3.8.** Golf Cart: A motor vehicle having not less than three (3) wheels in contact with the ground, having an unladed weight of less than one thousand three hundred (1,300) pounds, which is designated to be and is operated at no more than twenty (20) mph, and has a maximum width of forty-eight inches (48”).
- 6.3.9.** Internal Dispute Resolution (IDR): California Civil Code Section 5910 and Section 5915 provides that the Mutual Boards shall provide a “fair, reasonable and expeditious” procedure for resolving disputes

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1591 between the Mutual and its Shareholders without charging a fee to the  
 1592 Shareholder participating in the process. The Shareholder may  
 1593 request the Mutual Board to meet and confer in an effort to resolve a  
 1594 dispute. The request shall be in writing. A Shareholder may refuse a  
 1595 request to meet and confer with the Board. The Board may not refuse  
 1596 a request to meet and confer with a Shareholder. The Board shall  
 1597 designate a minimum of two (2) Directors to meet and confer with the  
 1598 Shareholder. The Shareholder may bring another person and/or legal  
 1599 representative to the meet and confer. The parties shall meet promptly  
 1600 at a mutually convenient time and place to explain their positions to  
 1601 each other in an effort to resolve and dispute. Any proposed resolution  
 1602 of the dispute shall be memorialized in writing and brought to the next  
 1603 Mutual Monthly Meeting for the Board’s consideration and final  
 1604 approval. All such IDR’s are considered to be confidential and may only  
 1605 be discussed in Executive Session. Any final agreement between the  
 1606 Board and the Shareholder shall be in writing and signed by all parties.

1607 **6.3.10.** Low-Speed Vehicle (LSV): A motor vehicle which is designed to travel  
 1608 in excess of twenty (20) mph with a maximum speed of twenty-five  
 1609 (25) mph. LSV’s less than forty-eight inches (48”) in width shall be  
 1610 driven in accordance with the rules and regulations established for  
 1611 Golf Carts. LSV’s that are more than forty-eight inches (48”) in width  
 1612 are prohibited from all walkways and sidewalks.

1613 **6.3.11.** Mobility Scooter: A vehicle that is propelled by an electric motor with  
 1614 a battery pack on the vehicle. This vehicle is self-propelled.

1615 **6.3.12.** Motorcycle: A motorcycle has more than a 150cc engine size, and no  
 1616 more than three (3) wheels and has to be registered with the  
 1617 Department of Motor Vehicles (“DMV”).

1618 **6.3.13.** Motor-Driven Cycle: A motor-driven cycle has 149cc or less engine  
 1619 size (CVC Section 405) and has to be registered.

1620 **6.3.14.** Non-Resident: A person without the right under the governing  
 1621 documents and applicable law to occupy a dwelling within the Mutual.

1622 **6.3.15.** Parking Permit Binder: A register maintained by the Security  
 1623 Department to document vehicles granted a limited exception to  
 1624 certain parking rules. (Examples of exceptions noted in Parking Permit  
 1625 Binder: Extended Qualifying Resident’s absence, overnight RV  
 1626 parking, late night calls for overnight guests without a parking permit.)

1627 **6.3.16.** Parking Rules Violation (PRV) Panel: The Mutual Board has  
 1628 established a committee consisting of a facilitator, three (3) Mutual  
 1629 directors and an alternate as may be designated from time to time by  
 1630 the Board and assigned to meet on a rotating schedule to hear

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

- 1631 Shareholder disputes regarding Parking Rules Violation notices
- 1632 issued by Security Department.
- 1633 **6.3.17.** Pedestrian: Any person who is afoot or who is using a means of
- 1634 conveyance propelled by human power other than a bicycle. This also
- 1635 includes any person operating a self-propelled wheelchair, motorized
- 1636 scooter, tricycle or quadricycle.
- 1637 **6.3.18.** Prohibited Vehicles:
- 1638 **6.3.18.1.** Aircraft;
- 1639 **6.3.18.2.** Boats, personal watercraft, and their trailers, except as
- 1640 specifically allowed by these Rules in limited circumstances;
- 1641 **6.3.18.3.** Inoperable Vehicle: A vehicle that lacks a functioning engine
- 1642 or transmission, or non-functioning wheels, tires, doors,
- 1643 windshield, or any other major part or equipment necessary
- 1644 to operate safely on the highways;
- 1645 **6.3.18.4.** Off-road vehicle (not street licensed) other than a Golf Cart
- 1646 or Golf Car;
- 1647 **6.3.18.5.** Unregistered Vehicle: no current valid State registration;
- 1648 **6.3.18.6.** Vehicle designed to carry 12 (twelve) or more passengers,
- 1649 except any buses or limousines to load or offload
- 1650 passengers with approval from the Security Department or
- 1651 Recreation Departments.
- 1652 **6.3.19.** Recreational Vehicle (“RV”): A motor vehicle or trailer for recreational
- 1653 dwelling purposes; a motor home or other vehicle with a motor home
- 1654 body style which has its own motor power or is towed by another
- 1655 vehicle. Recreational Vehicle shall not include van camper
- 1656 conversions, which are permitted within the Mutual.
- 1657 **6.3.20.** Reserved Parking: A parking location that is marked as such by a sign,
- 1658 or curb or pavement marking and is set-aside for use only by the
- 1659 designated user(s).
- 1660 **6.3.21.** Rules Violation Notice (Citation): A written notification of a violation of
- 1661 GRF parking policies placed on the violating vehicle. Citation
- 1662 information is forwarded to the Mutual President.
- 1663 **6.3.22.** Trust Property: All land operated by GRF on behalf of the Mutuels.
- 1664 **6.3.23.** Trust Streets: Streets outside of Mutual property.
- 1665 **6.3.24.** Unassigned Parking: Not an Assigned Parking space.
- 1666 **6.3.25.** Unauthorized Vehicle: A vehicle not permitted to be on Mutual or Trust
- 1667 property.
- 1668 Vehicle Use for Recreation (“VUFR”): Boats, boat trailers, all-terrain
- 1669 vehicles (“ATVs”), trailers used to transport ATVs.
- 1670
- 1671

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1672  
1673  
1674  
1675  
1676  
1677  
1678  
1679  
1680  
1681  
1682  
1683  
1684  
1685  
1686  
1687  
1688  
1689  
1690  
1691  
1692  
1693  
1694  
1695  
1696  
1697  
1698  
1699  
1700  
1701  
1702  
1703  
1704  
1705  
1706  
1707  
1708  
1709  
1710  
1711  
1712

- 6.4. Section 6.4 – Prohibited Vehicles**  
No Prohibited Vehicle shall be parked on Mutual or Trust Property. At no time, shall any vehicle be parked on Mutual Property if it is leaking any fluids other than clear water. Any Prohibited Vehicle parked within the Mutual is subject to immediate towing at the owner’s expense.
  
- 6.5. Section 6.5 – Parking Permits**  
Security shall not issue a Leisure World parking permit to any Qualifying Resident of Seal Beach Leisure World unless and until said Qualifying Resident shall have furnished the Security Office with the following: (1) California State car license number (or other State, if not in conflict with California requirements); (2) a valid State Operator’s license number (California or other state) with the expiration date for each driver of the vehicle; and (3) satisfactory proof of liability insurance coverage in the minimum limit pertaining to the operation of motor vehicles upon the roads of the state of California.
  - 6.5.1.** Temporary Parking Permits. All parking permits must be visibly displayed on the dashboard of a vehicle or on the king pin of a fifth wheel or the tongue of a trailer. The following parking permits are issued by Security Department: (1) Shareholders for use on rental or new vehicle; (2) guest of Shareholders; (3) overnight parking permit at request of Shareholder for guest.
  
- 6.6. Section 6.6 – General Parking Rules**
  - 6.6.1.** All Shareholders, Qualifying Residents, guests and invitees shall park safely. At no time may a vehicle be parked in a manner creating a traffic hazard.
  - 6.6.2.** No animal or child is allowed to be left alone in any parked vehicle on Mutual Property. Animal Control or Seal Beach Police will be called immediately in either circumstance.
  - 6.6.3.** Fire Hydrant – At no time may a vehicle be parked within fifteen feet (15’) of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner’s expense.
  - 6.6.4.** Sidewalk – No vehicle may be parked with any portion of it on a sidewalk.
  - 6.6.5.** Off Pavement – At no time may a vehicle be parked with any portion of it off pavement.
  - 6.6.6.** Curb or Parking Stall – Vehicles may park in a designated parking stall or along a curb or sidewalk, unless otherwise provided herein.
  - 6.6.7.** Vehicles on a two-way travel roadway must be parked with the passenger side wheels within eighteen inches (18”) of the curb or sidewalk.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

- 1713                    **6.6.8.**      Vehicle must be parked completely within the marked boundaries of a
- 1714                    parking space.
- 1715                    **6.6.9.**      A vehicle may be parked in a location that is not a marked stall;
- 1716                    however, at no time may it be parked in a manner that creates a traffic
- 1717                    hazard, interferes with other vehicle access, Pedestrian traffic, or
- 1718                    access to facilities or equipment.
- 1719                    **6.6.10.**     Any vehicle without proof of current valid State registration may not be
- 1720                    parked on Mutual Property at any time.
- 1721                    **6.6.11.**     Any vehicles without a GRF decal on windshield or pass displayed on
- 1722                    the dash may not be parked on Mutual Property.
- 1723                    **6.6.12.**     Trailers not connected to a vehicle are not permitted to be parked on
- 1724                    Mutual Property. Such trailers may be parked in the Permit section at
- 1725                    Clubhouse four (4) only with a permit issued by the Security
- 1726                    Department.
- 1727                    **6.6.13.**     Pods, moving trailers or similar portable storage units are not
- 1728                    permitted on Mutual Property without Security Department
- 1729                    authorization.
- 1730                    Vehicles in violation are subject to immediate tow away at the vehicle
- 1731                    owner's expense.
- 1732
- 1733                    **6.7.      Section 6.7 – Parking Zones**
- 1734                    **6.7.1.**      Red Zones – Vehicles parked in red zones are subject to immediate
- 1735                    tow away at owner's expense.
- 1736                    **6.7.2.**      Fire Hydrant or Fire Lane: No person shall park or leave standing any
- 1737                    vehicle within 15 (fifteen) feet of a fire hydrant even if the curb is
- 1738                    unpainted.
- 1739                    **6.7.3.**      Non-Fire Lanes: A vehicle may not be left unattended.
- 1740                    **6.7.4.**      Bus Stops: No person shall park or leave standing any vehicle within
- 1741                    30 (thirty) feet of a bus stop on bus stop side of the street to provide
- 1742                    for loading and unloading of buses.
- 1743                    **6.7.5.**      Drive-Up Mailboxes: No person shall park or leave unattended any
- 1744                    vehicle within 15 (fifteen) feet of the mailbox.
- 1745                    **6.7.6.**      Blue Zone (Handicapped): Vehicles must display a valid, government-
- 1746                    issued disabled (handicapped) license plate or placard.
- 1747                    **6.7.7.**      Green Zone: Parking may not exceed time limit posted by sign or curb
- 1748                    marking. Notwithstanding the foregoing, unlimited time parking in a
- 1749                    Green Zone is permitted only when the vehicle is displaying a valid
- 1750                    government-issued disabled (handicapped) license or placard.
- 1751                    **6.7.8.**      White Zone: Passenger loading and unloading only. Vehicles may not
- 1752                    be parked in white zones in excess of 30 (thirty) minutes.
- 1753                    **6.7.9.**      Yellow Zone: Commercial vehicle loading and unloading only.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

- 1754 Vehicles may not be parked in yellow zones in excess of 30 (thirty)  
 1755 minutes.  
 1756 **6.7.10.** Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless  
 1757 otherwise restricted.  
 1758  
 1759 **6.8. Section 6.8 – Qualifying Resident Parking**  
 1760 A Qualifying Resident’s vehicle (except an RV or VUFR) may be parked for no  
 1761 more than seventy- two (72) hours in one location without first notifying the  
 1762 Security Department.  
 1763  
 1764 **6.9. Section 6.9 – Non-Qualifying Resident Parking**  
 1765 Non-Qualifying Resident vehicles are not eligible for extended parking privileges  
 1766 without a permit issued by the Security Department. Any violation of this section  
 1767 may result in vehicle being towed at the owner’s expense.  
 1768  
 1769 **6.10. Section 6.10 – Caregiver Parking**  
 1770 A Caregiver may park on Mutual or Trust Property only when a Caregiver parking  
 1771 pass is displayed on the dashboard of the vehicle. To obtain Caregiver parking  
 1772 rights, the person must be registered with the GRF Stock Transfer office.  
 1773  
 1774 **6.11. Section 6.11 – Contractor and Service Vehicle Parking**  
 1775 Contractors’ vehicles must comply with all rules set forth herein and must not  
 1776 obstruct or park on the sidewalk. Contractor and service vehicles, including  
 1777 personal vehicles driven by workers, shall not be parked on Mutual Property  
 1778 (Trust Streets included) overnight without a permit.  
 1779  
 1780 **6.12. Section 6.12 – Overnight Parking Permits**  
 1781 **6.12.1.** Resident overnight parking is prohibited without a Security  
 1782 Department-issued vehicle decal or Overnight Parking Permit.  
 1783 **6.12.2.** Overnight parking by Commercial Vehicles, equipment, and materials  
 1784 utilized in authorized activities conducted for the Mutual or its  
 1785 Qualifying Residents is not permitted without an Overnight Parking  
 1786 Permit issued by the Security Department. This restriction shall not  
 1787 apply to Commercial Vehicles parked in assigned rental spaces in  
 1788 Allen’s Alley by Clubhouse Two (2).  
 1789 **6.12.3.** The Overnight Parking Permit must be displayed face-up on the driver  
 1790 side dashboard of the motor vehicle, or prominently affixed to the front  
 1791 of trailers or equipment.  
 1792 **6.12.4.** The following vehicles and equipment are prohibited from parking on  
 1793 Trust or Mutual Streets at any time between the hours of 12:00 a.m.  
 1794 and 7:00 a.m., unless otherwise addressed in these Rules: (1)

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1795  
1796  
1797  
1798  
1799  
1800  
1801  
1802  
1803  
1804  
1805  
1806  
1807  
1808  
1809  
1810  
1811  
1812  
1813  
1814  
1815  
1816  
1817  
1818  
1819  
1820  
1821  
1822  
1823  
1824  
1825  
1826  
1827  
1828  
1829  
1830  
1831  
1832  
1833  
1834  
1835

vehicles not displaying a valid GRF decal or Overnight Parking Permit; (2) Recreational Vehicles – except as provided below in Section 6.13, “Recreational Vehicles Restrictions”; and (3) Commercial Vehicles, construction/maintenance equipment, storage and disposal units, building materials.

**6.13. Section 6.13 – Recreational Vehicles (RV) or Vehicle Use for Recreation (VUFR) Restrictions**

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

- 6.13.1.** RV parked at any Mutual Property facility MUST have Security Department-issued decal or a parking permit.
- 6.13.2.** RV or VUFR is parked up to 48 (forty-eight) hours for the purpose of loading or unloading.
- 6.13.3.** 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.
- 6.13.4.** Extensions such as slide-outs, tilt-outs, and awnings must be closed. Steps must not block the sidewalk.
- 6.13.5.** RV or VUFR may not be attached to any external power supply.
- 6.13.6.** Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.
- 6.13.7.** No animals or children are to be left unattended on or within any RV or VUFR at any time.

**6.14. Section 6.14 – “For Sale” Signs**

“For Sale” signage shall not be displayed on any vehicle on Mutual Property.

**6.15. Section 6.15 – Repairs**

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

**6.16. Section 6.16 – Washing**

All washing of vehicles must be done at the car and RV washing areas behind Clubhouse 2 (Two). Vehicles must have a GRF decal. Non-Residents shall not be permitted to wash their vehicle anywhere on Mutual Property.

**6.17. Section 6.17 – Bicycles/Tricycles**

Bicycles or Tricycles may not be parked in any manner as to interfere with foot or vehicle traffic. Bicycles must be parked utilizing parking racks where provided.

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1836  
1837  
1838  
1839  
1840  
1841  
1842  
1843  
1844  
1845  
1846  
1847  
1848  
1849  
1850  
1851  
1852  
1853  
1854  
1855  
1856  
1857  
1858  
1859  
1860  
1861  
1862  
1863  
1864  
1865  
1866  
1867  
1868  
1869  
1870  
1871  
1872  
1873  
1874  
1875  
1876

The Mutual is not liable for damaged, lost or stolen property. Attended Bicycles or Tricycles may be parked off pavement, but only in such a manner as not to damage landscaping. Parking on a sidewalk is prohibited. Except for employees working in Leisure World, visitors residing outside Leisure World may ride bicycles or tricycles on Mutual sidewalks or streets only if accompanied by a Qualifying Resident.

**6.18. Section 6.18 – Carport Use.**

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. Current fire regulations prohibit the storage of fuel oil or any combustible material in the carport areas. All vehicles, when parked in the carports, must be headed in, except motorcycles and golf carts may face out. Bicycles and tricycles in operating condition may be parked under the cabinets in the resident’s assigned or rented space. Items such as motorcycles, mopeds, electric carts, electric chairs or scooters, bicycles, tricycles, or wheelchairs may not be parked between self-propelled land vehicles in adjacent carport spaces due to infringement upon another occupant’s vehicle space.

**6.18.1.** A ladder or step stool for access to storage, or shopping cart may be stored in front of the car. Various grease and other contaminants from vehicles may be dried and contained by sprinkling cat box litter which can then be swept up, bagged, and dropped off at the Transportation Department located in the Service Maintenance Department Yard. A clean, dry carport floor is the responsibility of every shareholder.

A motorcycle, electric chair, scooter or electric cart may occupy a carport car space in the absence of a vehicle, but not in addition to a vehicle. As in the case of a car, such parking is the shareholder’s responsibility. In the absence of a vehicle, the carport floor space may not be used as a storage area, whether free-standing or in any type of container. Boats or trailers of any size or kind may not be parked in a carport. Parking vehicles in the carport that extend beyond the dripline is prohibited. Car covers are not permitted unless the license plate and LW sticker are visible.

Any damage sustained to the carport is the responsibility of the assigned resident, not a renter of a carport.

During each inspection of the carports by the Mutual Board, a notice will be given to any Qualifying Resident whose carport space is found in violation of this policy. Grease and/or oil drippings on the floor, and

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1877  
1878  
1879  
1880  
1881  
1882  
1883  
1884  
1885  
1886  
1887  
1888  
1889  
1890  
1891  
1892  
1893  
1894  
1895  
1896  
1897  
1898  
1899  
1900  
1901  
1902  
1903  
1904  
1905  
1906  
1907  
1908  
1909  
1910  
1911  
1912  
1913  
1914  
1915  
1916  
1917

improperly stored material, must be removed within ten (10) days or the material will be removed at the Qualifying Resident/Shareholder’s expense.

Qualifying Residents/Shareholders are permitted to build a downward extension to the existing carport cabinet, but the specifications shall be held at the Physical Property Department, and approval shall be obtained from the Board and the Physical Property Department.

**6.19. Section 6.19 – Carport Assignments**

Carport assignments are controlled by the Mutual and a record of such assignments is kept in the Stock Transfer Office of GRF. Any vehicle parked in a carport must bear a current vehicle decal issued by the GRF Security Department and a current state license plate and registration. No person shall park any vehicle in any carport not assigned to him/her without permission from the Board. Shareholders desiring to change carport assignments must negotiate the new arrangement on their own and obtain approval from the other Shareholder and record the exchange in the Stock Transfer Office. The request for a carport reassignment, 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 retains, at all times, the authority to revoke and cancel this temporary change of carport assignment at its discretion. The reassignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing the other apartment, with absolutely no exceptions to the rules herein provided.

Carport space may not be rented, exchanged, or used by anyone who is not a verified Qualifying Resident of Mutual Eleven.

The Mutual Board may allow temporary, short-term parking of a vehicle used by a house guest in conjunction with a temporary parking permit issued by the Mutual President.

**6.20. Section 6.20 – Carport Cleaning**

Carports are cleaned monthly by the Mutual. It is the responsibility of each Qualifying Resident to have their vehicle removed from the carport on the posted date and time for cleaning.

It shall be the responsibility of the assigned Qualifying Resident to maintain the carport floor free of excessive rust deposits, oil, or other foreign matter.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

1918 When a carport is found to have excessive matter, the assigned Qualifying  
 1919 Resident shall be notified to clean up the carport.  
 1920 When an assigned Qualifying Resident is notified and fails to clean up the carport  
 1921 of excessive matter, the Mutual shall have it cleaned and will bill the assigned  
 1922 Qualifying Resident/Shareholder for all costs.

1923  
 1924 **6.21. Section 6.21 – Secondary Carport Storage Cabinets**  
 1925 Shareholders are permitted to have a secondary carport storage cabinet  
 1926 installed beneath the existing cabinet with approval of the Board of Directors and  
 1927 a permit from the GRF Physical Property Department. The cabinet shall be built  
 1928 per the dimensions and specifications shown in this policy. The paint and  
 1929 hardware must match the existing cabinet. The maintenance and damage to  
 1930 carport cabinets is the responsibility of the Shareholder. Carports that have  
 1931 secondary storage cabinets below the original cabinets may have ladders  
 1932 attached to the cabinets or walls. Any other construction which involves the  
 1933 Mutual’s carports, walls, floors, beams or ceilings is not permitted.

1934  
 1935 **6.22. Section 6.22 – Electric Carts & Golf Carts**  
 1936 Shareholders who own oversized golf carts or low speed vehicles (“LSVs”) that  
 1937 are designed to carry more than four (4) people must park these vehicles on the  
 1938 street or in the carport. Any cart damaging a sprinkler will result in the owner  
 1939 being responsible for any damage. Shareholders may park any electric vehicle,  
 1940 including automobiles in their assigned carport space.

1941  
 1942 **6.23. Section 6.23 – Sidewalk Traffic Restrictions**  
 1943 **6.23.1.** Gasoline-Powered Vehicles. Gasoline-powered vehicles, including  
 1944 two-wheeled gasoline-powered vehicles, are prohibited from using  
 1945 sidewalks in the Mutual. Exceptions shall be limited to the following:  
 1946 (1) emergency medical vehicles belonging to the Health Care Center;  
 1947 (2) service vehicles designated for sidewalk use belonging to GRF; (3)  
 1948 service vehicles designated for sidewalk use belonging to contractors  
 1949 or vendors doing business with Qualifying Residents, Shareholders or  
 1950 corporations (such as newspaper carriers). This exception does not  
 1951 include mopeds and motor scooters.  
 1952 **6.23.2.** Roller Skates, Rollerblades, Skateboards, Scooters. Due to potential  
 1953 safety hazards, visitors in the Mutual who are the responsibility of the  
 1954 Qualifying Residents may not use roller skates, roller blades or  
 1955 skateboards or scooters (motorized or other) on Mutual sidewalks or  
 1956 streets. Except that employees working in Leisure World, and visitors  
 1957 residing outside of Leisure World, may ride Bicycles or Tricycles on  
 1958 Mutual sidewalks or streets only if accompanied by a Qualifying

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

1959  
 1960  
 1961  
 1962  
 1963  
 1964  
 1965  
 1966  
 1967  
 1968  
 1969  
 1970  
 1971  
 1972  
 1973  
 1974  
 1975  
 1976  
 1977  
 1978  
 1979  
 1980  
 1981  
 1982  
 1983  
 1984  
 1985  
 1986  
 1987  
 1988  
 1989  
 1990  
 1991  
 1992  
 1993  
 1994  
 1995  
 1996  
 1997  
 1998  
 1999

Resident.  
**6.23.3.** Golf Carts or LSVs. Shareholders may operate a golf cart or LSV less than forty-eight inches (48”) in width on a sidewalk only from the point of origin to the nearest driveway or place of exit to the street. Larger golf carts or LSVs are not permitted to be operated on sidewalks. Shareholders should never exceed five (5) miles per hour on any sidewalk regardless of the time of day. Unless an emergency exists, Shareholders driving golf carts, LSVs, or any other vehicle may not use a sound device to alert pedestrians of their presence. Passing a pedestrian on a sidewalk is acceptable ONLY if the pedestrian acknowledges the driver’s presence and invites them to pass. Only soft-voice alerts such as “good morning” are acceptable to alert pedestrians of the vehicle’s presence. Pedestrians always have the right-of-way on sidewalks, followed by, in order of priority, non-powered wheelchairs, power wheelchairs, mobility scooters, Tricycles and Bicycles. Golf carts or LSVs cannot obstruct any portion of sidewalks.

**6.23.4.** Shareholder Responsible for Injury or Damage. Damage caused by a Shareholder or a Shareholder’s caregiver, family member, guest, or vendor shall be the responsibility of the Shareholder.

**6.23.5.** Health Care Center and/or GRF Golf Carts or LSVs. Golf carts or LSVs that are designed for sidewalk use and belong to the Health Care Center (“HCC”), GRF, or contractors or vendors doing business with Shareholders of the Mutual may use Mutual sidewalks for business-related purposes. Damage caused by contractors or vendors must be reported immediately to the GRF Security Department and a Mutual Director or risk being permanently banned from the Mutual. Damage caused by contractors or vendors shall be their responsibility.

**6.23.6.** Newspaper Carrier Golf Carts or LSVs. Newspaper carriers and the like using golf carts or LSVs shall use Trust Streets and carport roadways whenever possible. Carriers shall adjust their routes of travel whenever noise complaints are lodged against the carrier. The Mutual reserves the right to restrict the use of motorized vehicle deliveries or newspapers prior to 8:00 a.m.

**6.24. Section 6.24 – Towing**

Under the provisions of the California Vehicle Code Section 22658, the Mutual has the authority to have a vehicle towed from its property. In every instance of infraction to this Article VI, or any other applicable rules of the Mutual, the Mutual will seek an agreed-upon resolution, but with due consideration to the overriding interests of the entire Mutual, reserves its authority to have a vehicle towed from

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

2000  
 2001  
 2002  
 2003  
 2004  
 2005  
 2006  
 2007  
 2008  
 2009  
 2010  
 2011  
 2012  
 2013  
 2014  
 2015  
 2016  
 2017  
 2018  
 2019  
 2020  
 2021  
 2022  
 2023  
 2024  
 2025  
 2026  
 2027  
 2028  
 2029  
 2030  
 2031  
 2032  
 2033  
 2034  
 2035  
 2036  
 2037  
 2038  
 2039  
 2040

the premises pursuant to California Vehicle Code Section 22658. The Mutual will remove vehicles parked on Mutual property that are inoperable, abandoned, blocking a fire lane or are parked in such a manner as to constitute a hazard and/or that are in violation of Mutual Rules, and reserves the right to tow any vehicle parked in violation of these Rules pursuant to the provisions of California Vehicle Code Section 22658.

**6.24.1.** Towing Signage. In conformance with Vehicle Code Section 22658, appropriate signage will be posted at all entrance gates warning all who enter Leisure World that it is private property and unauthorized or illegally parked vehicles will be towed away at the vehicle owner's expense. The towing signage will also contain all information required by Vehicle Code Section 22658.

**6.24.2.** Immediate Towing. Immediate Towing. Security Department will advise the Mutual Board when vehicles are in violation and may require immediate action/removal: (1) violation of Mutual Rules and Regulations related to safety/access/flammable materials; (2) violation of the Fire Lane Regulation CVC 22953(b); (3) violation of the Fire Hydrant Regulation. If approval is received from the Mutual, Security Department will notify the towing company to respond and meet the designated Mutual representative(s). A private property towing form will need to be signed by a Mutual representative authorizing the towing company to remove and store the vehicle.

**6.24.3.** Towing Procedure. If a parking violation does not require immediate action or removal, the Security Department will attach a 72-hour warning notice to the vehicle, informing the vehicle owner of the violation and intent to tow upon non-compliance. A copy of the 72-hour warning notice will be provided to the Mutual Administration Department for processing. After the 72-hour period, Security Department will check for compliance and report their findings back to the Mutual Administration Department. If the Mutual approval to remove the vehicle is received upon confirming non-compliance to the 72-hour tow notice and/or receipt of the registered letter, a tow truck will be appointed to remove and store the vehicle. Security Department will maintain a current log of all towing transactions to direct vehicle owners to the appropriate towing company. This Section 4.25 applies to all vehicles - automobiles, motorcycles, Vespa-type scooters, golf carts, scooters – any motor operated vehicle – whether parked in carports, on Mutual streets and/or in marked parking areas.

**6.24.4.** Violations of Article VI. The Board will review the case of any Mutual Qualifying Resident whose record of violation is referred to the Board, and take one or more of the following actions: (1) direct a letter of

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

2041  
2042  
2043  
2044  
2045  
2046  
2047  
2048  
2049  
2050  
2051  
2052  
2053  
2054  
2055  
2056  
2057  
2058  
2059  
2060  
2061  
2062  
2063  
2064  
2065  
2066  
2067  
2068  
2069  
2070  
2071  
2072  
2073  
2074  
2075  
2076  
2077  
2078  
2079  
2080  
2081

warning to the offender; (2) appoint a Director or a Committee to confer with and warn the offender; (3) summon the offender to a regular or special Board meeting for a conference/ warning; (4) take Board action to find the offender in violation of the Occupancy Agreement and order eviction. Anyone (1) violation can be immediately referred to the Board for action. The Security, Bus and Traffic Committee of GRF will be informed of action taken and its apparent results in each instance cited above.

**7. ARTICLE VII – USE OF LAUNDRY ROOMS**

**7.1. Section 7.1 – Use of Facilities**

Laundry room facilities are available for use solely by Shareholders of the Mutual, except that a caregiver, hired help, or family member of a Shareholder may use the laundry room facilities to do that Shareholder’s laundry. Shareholders must oversee and instruct the caregiver, hired help, or family member when the Shareholder’s laundry is being done. Caregivers, hired help, or family members may not wash their own laundry in the Mutual’s laundry room, unless they are a live-in caregiver. Shareholders are responsible for any damage to the laundry room facilities when Shareholder, their caregiver, their hired help, or their family member is doing the shareholder’s laundry. Laundry room facilities are to be used for washing and/or drying only.

**7.2. Section 7.2 – Dying/Tinting Fabrics Prohibited**

Clothing or fabrics may not be dyed or tinted in the washers or dried in the dryers.

**7.3. Section 7.3 – Items with Metal Buttons/Clips**

Clothing or other items with metal buttons, clips, etc., must be placed in a small cloth bag or pinned inside a pillowcase when being washed or dried.

**7.4. Section 7.4 – Out of Order Machines**

When a washer or dryer is out of order, place an “Out of Order” sign on the machine and notify the Director in charge of that laundry room and provide the number of the machine. Directors’ names are posted in each laundry room. If the Director is unavailable, call another Director.

**7.5. Section 7.5 – Hours of Operation**

Laundry room facilities are available for use between the hours of 7:00 a.m. and 9:00 p.m. only. No machines shall be run after 9:00 p.m.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations****7.6. Section 7.6 – Prohibited Items**

The following items may not be washed in the washers or dried in the dryers: fiberglass curtains or drapes, sleeping bags, heavy blankets, quilts, comforters, car covers, carpet runners, and other oversized items. Athletic shoes may be washed in the washers, but not dried in the dryers. Any clothing or fabric that has been cleaned in a flammable liquid may not be washed in the washers or dried in the dryers. Bathmats or kitchen rugs that are two and a half feet (2.5') by three and a half feet (3.5') or smaller may be washed in the washers, but they may not be dried in the dryers (these rugs may be hung on the clothesline for drying). Hand-washed clothing or other items may not be placed in the dryers due to the excessive amount of water contained in them. Use the exterior clothesline for hand-washed items, if desired.

**7.7. Section 7.7 – Safety**

The Shareholder is responsible for cleaning up after himself/herself. If the Shareholder feels a dangerous situation, safety problem or health hazard presents itself in a laundry room that cannot be corrected by the Shareholder, the Shareholder may call their Mutual director. Smoking is prohibited in or around the laundry rooms and exterior clothes drying areas. Clean the dryer filter after each use and dispose of lint in the trash containers.

**8. ARTICLE VIII – SECURITY CAMERAS/DRONES/SATELLITE DISH****8.1. Section 8.1 – Installation of Security Cameras**

No Shareholder may install a surveillance camera or make any other alteration to the Mutual's property. Accordingly, no cameras may be installed on the exterior of a building or anywhere outside the boundaries of a unit. Shareholders may place cameras inside their unit windows, subject to the following restrictions:

**8.1.1.** No camera may be trained or focused on the interior of another Unit, on another Unit's front door, or anywhere else other Shareholders have a reasonable expectation of privacy. Security cameras shall not encroach upon common areas of the Mutual or another Shareholder's Unit.

**8.1.2.** The use of cameras for surveillance or security purposes is done at the installing Shareholder's own risk and such Shareholders understand that cameras may serve as a deterrent but may not actually prevent crime.

**8.1.3.** Allowing Shareholders to install cameras within their own units, in no way implies any responsibility whatsoever on the part of the Mutual. The Mutual shall not be held liable, or otherwise responsible, for damaged property, illegal activity, and/or risk to life or limb, or any

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

2123 safety or security problem. All Qualifying Residents and their guests  
 2124 are encouraged to provide their own security measures and take  
 2125 safety precautions as necessary, subject to the limitations set forth in  
 2126 the Mutual’s Governing Documents. Each Shareholder is responsible  
 2127 for providing their own insurance coverage in the case of criminal  
 2128 activity, property damage, and/or liability.

2129 **8.1.4.** Shareholders are responsible for all costs associated with the  
 2130 installation, operation, and maintenance of the security cameras.

2131 **8.1.5.** Shareholders may not install security cameras in a manner that  
 2132 increases maintenance costs for the Mutual. Shareholders shall be  
 2133 responsible for all repairs and maintenance costs incurred due to the  
 2134 installation of security cameras wherever located.

2135 **8.1.6.** Shareholders shall indemnify the Mutual and/or its Shareholders for  
 2136 loss or damage caused by the installation, maintenance or use of the  
 2137 security cameras, including but not limited to any injuries sustained  
 2138 and/or medical costs incurred to any persons installing, maintaining  
 2139 and/or removing security cameras.

2140 **8.1.7.** Any Contractor employed by Shareholders to provide security camera  
 2141 installation, maintenance or removal services must hold all licenses  
 2142 which may be required by state law and/or local ordinance, and  
 2143 maintain a current policy of public liability, workers compensation, and  
 2144 property damage insurance which does not contain any endorsements  
 2145 or exclusions for work performed at common interest developments.  
 2146 The Mutual, the Mutual’s managing agent, and the installing  
 2147 Shareholder(s) shall be named as additional insureds on the installer’s  
 2148 policy of insurance.

2149 **8.1.8.** Any incursion into the structure (roofs, walls, etc.) that results in  
 2150 damage or water/moisture penetration and any costs incurred related  
 2151 to such damage shall be the sole responsibility of the Shareholders to  
 2152 fully reimburse the Mutual to repair and remediate such damage.

2153 **8.1.9.** If the security camera is removed for any reason, the Shareholders  
 2154 shall remediate any holes and/or penetrations that were made relative  
 2155 to the installation of the security camera. Shareholders shall be solely  
 2156 responsible for restoring the exterior of the Unit, any Mutual property,  
 2157 and/or any common area within the Mutual to its original condition,  
 2158 prior to the installation.

2159 **8.1.10.** When a Shareholder sells his/her Unit, the Shareholder shall require  
 2160 the new Shareholder to accept responsibility in writing or to remove  
 2161 the security camera and its associated components of the installation  
 2162 and restore the property as described above. Should the new  
 2163 Shareholder fail to accept such responsibility, the selling Shareholder

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

- 2164 is responsible for removing any security cameras installed.
- 2165 **8.1.11.** Any video footage recordings made by the Shareholder’s security
- 2166 cameras are the sole property and responsibility of the Shareholder.
- 2167 The Mutual shall bear no responsibility nor have any liability for the
- 2168 recordings. The Shareholder shall indemnify the Mutual and its
- 2169 managing agents in the event any loss or damage is caused due to
- 2170 any unlawful recording and/or dissemination of video footage obtained
- 2171 by the security camera, by the Shareholder and/or any third party.
- 2172 **8.1.12.** Pursuant to California Penal Code Section 632, it is unlawful to use a
- 2173 recording device to record the communication between parties,
- 2174 without the consent of all parties to a confidential communication.
- 2175 Individuals may have an expectation of privacy in their conversations
- 2176 and any security camera installed should not record audio.
- 2177 **8.1.13.** All installations of security cameras shall be completed so that no
- 2178 damage is sustained to the Mutual property, common area, and/or the
- 2179 property of any Shareholder, or in any way impair the integrity of any
- 2180 buildings, Mutual property, common areas and/or the property of any
- 2181 Shareholders within the Mutual. No installation of any security
- 2182 cameras shall void any Mutual and/or any Shareholder’s warranty
- 2183 and/or insurance policies.
- 2184
- 2185 **8.2. Section 8.2 – Unmanned Aerial Flights Vehicles (Drones)**
- 2186 The recreational flight of drone aircraft is prohibited over all Mutual property. The
- 2187 only circumstances under which drone aircraft may operate in the air over Mutual
- 2188 property are as follows:
- 2189 **8.2.1.** In the event of an emergency declared by local, state or federal
- 2190 authority, or by an authorized officer of the Golden Rain Foundation,
- 2191 or the Executive Director of the GRF, or an officer of Mutual Board of
- 2192 Directors. Proper documentation of the qualifications of those
- 2193 operating the drone and liability insurance will be required; or
- 2194 **8.2.2.** A commercial drone flight, at the invitation of the Mutual Board, for
- 2195 purposes determined to be necessary and beneficial to Mutual
- 2196 shareholders. Proper documentation of the qualifications of those
- 2197 operating the drone and liability insurance will be required.
- 2198 **8.2.3.** Any violation of this Section 6.3 shall be considered a trespass, and
- 2199 the Leisure World Security staff will be called upon to bring such
- 2200 trespass to an end in a peaceful manner with or without the assistance
- 2201 of the Seal Beach Police Department.
- 2202
- 2203

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations****8.3. Section 8.3 – Satellite Dish**

Any Shareholder that wishes to install a satellite dish, must adhere to the following: (1) Shareholder must obtain a permit to install the satellite dish from the Physical Property Department of the GRF prior to having a satellite dish installed; (2) Shareholder must ensure that the licensed company complies with all GRF Physical Property Department and Mutual Eleven's policies, rules and regulations; (3) Shareholder understands that the Mutual has the authority to remove the satellite dish at Shareholder's expense if a permit is not obtained from the Physical Property Department; (4) any damage which may occur to the building or roof during installation, or during the operation of the satellite dish, is the responsibility of the Shareholder and will be paid by the Shareholder; (5) Shareholder must maintain the satellite dish in good condition, both aesthetically and functionally. Should Shareholder fail to maintain the satellite dish in good condition, the satellite dish will be removed at the Shareholder's expense; (6) Shareholder must remove the satellite dish upon the sale or transfer of Unit, at the Shareholder's expense, unless the purchaser of the Unit is willing to sign an indemnity and release agreement with the Mutual; and (7) Shareholder's contractor must install and wire the satellite dish pursuant to the Mutual's requirements and conditions for an 18-inch satellite dish.

**8.3.1. Mutual Requirements and Conditions for a Satellite Dish; Mount Locations; Cable Routings; Groundings.**

**8.3.1.1.** Obtain a GRF permit prior to the installation;

**8.3.1.2.** The maximum size of the satellite dish is not to exceed thirty-six (36) inches;

**8.3.1.3.** The southern view must not be obstructed at any time. There can be no obstructions, such as trees or structures, between the dish and the satellite. Seasonal foliage, future growth of existing trees, possible remodeling or additions to the Shareholder's Unit or adjacent units and changes in landscaping must be considered when installing the satellite dish;

**8.3.1.4.** All satellite dishes must be stable and secure and must be able to withstand winds;

**8.3.1.5.** The installation of the satellite dish shall be done in accordance with the current National Electrical Code, installed by a licensed television company that meets all Foundation and Mutual insurance requirements;

**8.3.1.6.** Direct roof mount is not allowed due to the required roof penetration;

**8.3.1.7.** Roof vent mount is allowed. When mounting a satellite dish to a roof vent, the top of the satellite shall not be higher than

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

2245  
2246  
2247  
2248  
2249  
2250  
2251  
2252  
2253  
2254  
2255  
2256  
2257  
2258  
2259  
2260  
2261  
2262  
2263  
2264  
2265  
2266  
2267  
2268  
2269  
2270  
2271  
2272  
2273  
2274  
2275  
2276  
2277  
2278  
2279  
2280  
2281  
2282  
2283  
2284  
2285

- four feet (4') above the top of the roof line;
- 8.3.1.8.** Routing must not break through any roofing or framing – vent pipe flashing only;
- 8.3.1.9.** All entry points into the Unit and any and all test holes must be sealed with approved sealant to prevent water seeping into the Units;
- 8.3.1.10.** Fire Wall Penetration – Fire – Resistive Wall Partitions and Floors: Such penetrations shall be completed per the current Uniform Building Code (UBC), Sections 709 and 710;
- 8.3.1.11.** All openings made through a ceiling for penetrations such as cables, cable tracks, conduit, pipes or tubing shall be protected with approved through-penetration fire stops;
- 8.3.1.12.** Vent mount installations require the cable and ground wire from the dish to follow the vent pipe into the attic area. Approved tar sealant must be applied where cable enters vent pipe flashing. A half- inch slit at the top of the roof jack is allowed to feed the cable alongside of the vent pipe. Approved silicone sealant must be used around this area;
- 8.3.1.13.** Local electrical installation codes and the current National Electrical Code require the satellite dish to be grounded;
- 8.3.1.14.** Use ground wire to connect the satellite dish to a metal cold water pipe using a grounding clamp and following the guidelines.

**9. ARTICLE IX – WILDLIFE**

**9.1. Section 9.1 – Prohibition on Feeding Non-Domesticated Wildlife**

For purposes of this Article, non-domesticated wildlife is described as all members of the wild bird family, including but not limited to, hawks, owls, pigeons, doves, crows, and black birds, as well as other wildlife such as rabbits, opossums, raccoons, squirrels, rats, coyotes, and feral cats. In compliance with California Code Section 251.1, no Shareholder shall feed any non-domesticated wildlife on Mutual property.

**9.2. Section 9.2 – Pet Food and Standing Water**

Pet food and standing water sources are prohibited on porches, in carport areas, and in gardens.

**9.3. Section 9.3 – Bird Feeders**

Bird feeders with bird seed of any type are not allowed at the unit or anywhere

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

2286  
2287  
2288  
2289  
2290  
2291  
2292  
2293  
2294  
2295  
2296  
2297  
2298  
2299  
2300  
2301  
2302  
2303  
2304  
2305  
2306  
2307  
2308  
2309  
2310  
2311  
2312  
2313  
2314  
2315  
2316  
2317  
2318  
2319  
2320  
2321  
2322  
2323  
2324  
2325  
2326

on Mutual property including hanging from trees or other support devices. A hummingbird-type feeder with liquid food is permitted at a Unit, but not on common area Mutual property, including but not limited to hanging from trees or other support devices.

**10. ARTICLE X – BARBECUES**

**10.1. Section 10.1 – Use of Barbecues**

Propane or butane barbeques shall only be used in an outdoor location that is at least ten feet (10') away from all structures. Charcoal barbeques are not permitted.

**10.2. Section 10.2 – Prohibited Use of Barbecues**

Propane or butane barbeques must be stored on the outside, open porch/patio of a ground floor Unit. Such items can never be stored in an enclosed porch or storage shed. If a Unit has no patio/porch, the barbeque must be covered and stored in the garden area adjacent to the main entry walkway. Propane or butane shall not be stored inside a Unit. Propane, butane, or other compressed gas shall not be stored on an enclosed porch or inside a Unit.

**11. ARTICLE XI – PETS**

**11.1. Section 11.1 – Definition of Pet**

A pet is any domesticated bird, cat, dog, aquatic animal kept within an aquarium, or other animal as agreed to between the Mutual and the homeowner.

**11.2. Section 11.2 – Number of Quadruped Pets**

The number of quadruped pets per Unit shall be restricted to one (1).

**11.3. Section 11.3 – Number of Birds**

The number of birds per Unit shall be restricted to two (2).

Birds brought into the Mutual as pets must be examined by a veterinarian, vaccinated against all infections, and certified to be free of the avian flu virus. Birds shall be kept inside the Shareholder’s Unit at all times and are not allowed in the patio area. The Shareholder is responsible for the safe disposal of cage debris. The debris must be sealed in a plastic bag and placed in the trash bin in order not to attract rodents to the area. Birds must be quiet enough not to disturb the Shareholder’s neighbors. Except for the number limitation, the same general rules shall be applicable for birds as for quadruped animals.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

2327  
2328  
2329  
2330  
2331  
2332  
2333  
2334  
2335  
2336  
2337  
2338  
2339  
2340  
2341  
2342  
2343  
2344  
2345  
2346  
2347  
2348  
2349  
2350  
2351  
2352  
2353  
2354  
2355  
2356  
2357  
2358  
2359  
2360  
2361  
2362  
2363  
2364  
2365  
2366  
2367

**11.4. Section 11.4 – Prohibited Animals**

All members of the reptile, arachnid and monkey families, as well as any raucous-voiced birds, are prohibited; however, a reptile, such as a small lizard or turtle that is housed in a terrarium or aquarium, is permitted. At no time shall it be appropriate for Shareholders to house or maintain within the confines of the Mutual any animal commonly known as a farm animal, domesticated farm animal, or any animal commonly maintained on a farm for the purpose of breeding for its fur, feathers, byproducts, or for human consumption, or as may be found in specialty meat markets. Farm animals may include, but are not limited to: duck, goose, chicken, potbellied pig, piglet, cow, calf, goat, rabbit, lamb, miniature horse, pony, etc.

**11.5. Section 11.5 – Weight Restrictions**

No pet which is expected to weigh in excess of twenty-five (25) pounds at full maturity may be kept within the Mutual, except a service animal.

**11.6. Section 11.6 – Pets Prohibited in Common Area**

Pets are prohibited from common area facilities, such as clubhouse facilities, library, Golf course, health care center, amphitheater, swimming pool area, Administration Building, lobbies, and laundry rooms. In all other permitted areas, the pet must be on a leash not longer than six feet (6’) and under the control of, and accompanied by, a Qualifying Resident and/or adult agent of the Qualifying Resident pet owner and/or responsible adult.

**11.7. Section 11.7 – Pet Waste**

In accordance with Seal Beach City Code Section 3-10.26 – Maintaining Sanitary Conditions, persons allowing their dog or cat to defecate on property other than their own property, shall remove such feces immediately or be subject to a city fine of twenty-five dollars (\$25.00). The Qualifying Resident pet owner shall immediately, and forthwith, remove any pet waste deposited by the pet in all common areas within the Mutual where said pet is permitted. The Mutual will impose a fine, per occurrence, on any Qualifying Resident pet owner who fails to immediately remove any such pet waste deposited by their pet. The imposed fine shall be twenty-five dollars (\$25.00), per occurrence or the actual amount charged by the janitorial services company to have one (1) of its employees remove the pet waste, if greater than twenty-five dollars (\$25.00). The imposed fine shall be paid by the Qualifying Resident pet owner to the Mutual. It shall not be permissible to maintain a pet in a residence unless sanitary standards are maintained governing the disposal of pet waste. Qualifying Resident pet owners with properly registered pets shall be permitted to walk their pet while the pet is on a leash not longer than six feet (6’) for the purpose of exercising and/or

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

2368  
 2369  
 2370  
 2371  
 2372  
 2373  
 2374  
 2375  
 2376  
 2377  
 2378  
 2379  
 2380  
 2381  
 2382  
 2383  
 2384  
 2385  
 2386  
 2387  
 2388  
 2389  
 2390  
 2391  
 2392  
 2393  
 2394  
 2395  
 2396  
 2397  
 2398  
 2399  
 2400  
 2401  
 2402  
 2403  
 2404  
 2405  
 2406  
 2407  
 2408

depositing pet waste on any lawn area. At all times, the Qualifying Resident pet owner or responsible adult must have on their person, in plain view a plastic bag and/or a poop scoop device for the purpose of immediately removing any pet waste deposited on any lawn or ground area.

**11.8. Section 11.8 – Requirements**

All quadruped pets brought into the Mutual by a Qualifying Resident pet owner shall have been spayed or neutered. Qualifying Resident pet owners are required to control noise and odor caused by a pet. Any noise or odor which adversely affects any other resident is not permitted. No quadruped pet may be left unattended in any dwelling area for more than four (4) hours. All pets must be under the Qualifying Resident pet owner’s control in a Unit, so as not to be a hazard to security officers, maintenance staff, fire inspectors, paramedics, mail carriers or service providers, or other employees requiring access to a Unit where there are pets. Qualifying Resident pet owners who, on a temporary basis, allow a neighbor to assume responsibility for their pet for a period longer than four (4) consecutive hours must notify the Security Department of the temporary arrangement and provide a sign for the neighbor to post on the exterior of the neighbor’s residence, near the front door, notifying service providers and employees who require access to the Unit in an emergency that a pet is temporarily being housed inside the Unit.

**11.9. Section 11.9 – License Requirements**

All pets to be living within the Mutual, before being registered for admittance, shall have been inoculated in accordance with all federal, state and local laws, and shall be licensed by the City of Seal Beach as required, and shall carry a current license tag on their collar. Said licensing shall be pursuant to all applicable local and state laws and regulations. All properly registered pets (cats and dogs) shall also be required to wear a bright- colored Mutual tag on their collar along with the license tag, thereby showing proof of registration with GRF. Pet owners must provide written documentary proof to GRF that the pet to occupy a Qualifying Resident’s Unit is licensed pursuant to all applicable state and local laws and regulations and will carry a licensed tag as described herein. Pet owners must complete and sign a Pet Ownership Registration Form as prepared by GRF and/or the Mutual in which Qualifying Resident resides.

Further, the pet registration information and licensing must be updated on or before December 31st of each year.

The Mutual/GRF Pet Ownership Registration Form will include or be accompanied by: (1) a certificate signed by a licensed veterinarian or a state or

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

2409 local authority empowered to inoculate animals, stating that the quadruped pet  
 2410 has received all inoculations required by applicable state, and local laws; (2)  
 2411 information sufficient to identify the pet, and to demonstrate that it is a common  
 2412 household pet; (3) the name, address, and telephone number of one or more  
 2413 responsible parties who will care for the pet if the pet owner dies, is  
 2414 incapacitated, or is otherwise unable to care for the pet; (4) a statement signed  
 2415 by the Qualifying Resident pet owner indicating that he/she has read these Pet  
 2416 Ownership Rules and agrees to comply with the contents therein. The Qualifying  
 2417 Resident pet owner shall acknowledge that the pet owner and the pet are subject  
 2418 to exclusion from the Mutual and the Unit if there is not a compliance with these  
 2419 Rules and registration requirements. The Qualifying Resident pet owner shall  
 2420 acknowledge that failure to comply with these Rules and registration  
 2421 requirements shall be grounds for refusing to permit a pet to be kept in a Unit of  
 2422 the Mutual, and continued violations may cause termination of the Qualifying  
 2423 Resident pet owner’s residency; and (5) the insurance carrier for the liability  
 2424 insurance required as to the pet, together with the address of the agent, and the  
 2425 amount of coverage procured shall be indicated on the Pet Ownership  
 2426 Registration Form. Qualifying Resident pet owners shall bring a copy of their  
 2427 insurance policy into the Stock Transfer Office and have a copy made of the  
 2428 cover and declaration pages, which will then be placed in the pet occupancy file.  
 2429 Coverage requirements are set forth in this Article XI.  
 2430

2431 **11.10. Section 11.10 – Non-Resident Animals**

2432 Pets not owned by a Qualifying Resident shall not be brought upon the premises  
 2433 of the Mutual. Qualifying Residents may not, even temporarily, keep a non-  
 2434 registered pet owned by another person in their Unit.  
 2435

2436 **11.11. Section 11.11 – Cat Litter**

2437 Qualifying Resident pet owners owning a cat, or another pet using a litter box,  
 2438 are required to change the litter at least twice each week. Qualifying Resident  
 2439 pet owners are required to separate the pet waste from the litter at least once  
 2440 each day. Pet waste shall be deposited in airtight plastic bags before being  
 2441 deposited in the trash or garbage bins. Do not flush kitty litter down the toilet, as  
 2442 this will cause a sewer blockage.  
 2443

2444 **11.12. Section 11.12 – Insurance Requirement**

2445 Qualifying Resident pet owners owning a cat or dog pursuant to these  
 2446 regulations shall procure a policy of liability insurance in an amount sufficient for  
 2447 the indemnification of other persons who may be injured by the pet of the  
 2448 Qualifying Resident with coverage in an amount sufficient to cover their personal  
 2449 liability.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

2450  
2451  
2452  
2453  
2454  
2455  
2456  
2457  
2458  
2459  
2460  
2461  
2462  
2463  
2464  
2465  
2466  
2467  
2468  
2469  
2470  
2471  
2472  
2473  
2474  
2475  
2476  
2477  
2478  
2479  
2480  
2481  
2482  
2483  
2484  
2485  
2486  
2487  
2488  
2489  
2490

**11.13. Section 11.13 – Pet Ownership Decal**

Resident pet owners must display a pet ownership decal in a prominent location near the front door of their residence in order to alert security officers, maintenance staff, fire inspectors, mail carriers, or other employees requiring access to a Unit where there are pets.

**11.14. Section 11.14 – Move Out Cleaning Requirements**

Resident pet owners, upon the sale of their Unit shall have the Unit treated professionally by a licensed pest control company prior to the close of escrow, at the pet owner's expense.

**11.15. Section 11.15 – Mutual's Right to Remove Pets**

In the event of any emergency related to a pet, and in the event there is no state or local authority (or designated agent of such an authority), the Mutual reserves the right to remove a pet that becomes vicious, displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to the health or safety of other residents of Seal Beach Leisure World, and/or their guests. Subject to execution of an agreement by the Qualifying Resident pet owner, a representative of the Mutual, along with the Security Department, may enter the premises, if necessary, to remove the pet only if the Qualifying Resident pet owner refuses to remove the pet at the Mutual Corporation's request, or if the Mutual Corporation cannot contact the Qualifying Resident pet owner to make a removal request, and may take such action with respect to the pet as may be permissible under federal, state and local laws, which may include placing the pet in a facility that will provide care and shelter for a period not to exceed thirty (30) days. If the health or safety of a pet is threatened by the death or incapacity of the Qualifying Resident pet owner, or by other factors that render the Qualifying Resident pet owner unable to care for the pet, and pursuant to the authorization in the Pet Ownership Registration Form, the Mutual may contact a responsible party or parties listed on the Pet Ownership Registration Form for the purpose of removing and caring for the animal. If the responsible party or parties are unwilling or unable to care for the pet, the Mutual may contact the appropriate state or local authority and request the removal of the pet. If there is no state or local authority, the Mutual Corporation may remove the pet and place it in a facility that will provide care and shelter until the responsible party or representative may be contacted, or the Qualifying Resident pet owner is able to assume responsibility for the pet, but not for longer than thirty (30) days. The cost of the animal care shall be borne by the Qualifying Resident pet owner. In the event that no resolution, as related to the care of the pet under and pursuant to the above is made within thirty (30) days, the Mutual and/or GRF are authorized to deliver the pet to any local humane society or association, either

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

2491 private, state, federal, or county.

2492

2493 **11.16. Section 11.16 – Pet Owner Liability**

2494 The Qualifying Resident pet owner or Qualifying Resident pet owner’s estate  
2495 shall remain responsible for any and all damages, injuries and related expenses  
2496 caused by the pet, which may include the payment of any legal expenses  
2497 incurred by the Mutual and GRF in the enforcement of these Rules.  
2498

2499

2500 **11.17. Section 11.17 – Violation of this Article IX**

2501 In the event of a determination of a violation of these Rules, the Mutual shall  
2502 serve a written notice of the pet rule violation on the Qualifying Resident pet  
2503 owner. The written notice shall contain a statement of the factual basis for  
2504 determining which violation has occurred to constitute alleged violation of these  
2505 pet Rules. The written notice shall state that the Qualifying Resident pet owner  
2506 has ten (10) days from the effective date of service of the notice to: (1) correct  
2507 the violation (including, in appropriate circumstances, removal of the pet); or (2)  
2508 make a written request to hold a meeting with the Mutual Board to discuss the  
2509 alleged violation. The Qualifying Resident pet owner is entitled to be  
2510 accompanied by another person of his/her choice at a meeting, if a meeting is  
2511 requested. The Qualifying Resident pet owner’s failure to correct the violation,  
2512 to request a meeting, or to appear at a requested meeting, may result in an  
2513 initiation of procedures to terminate the Qualifying Resident pet owner’s  
2514 occupancy in the Mutual.

2515

2516 **11.18. Section 11.18 – Service Pets**

2517 These Rules and Regulations concerning pets, including without limitation,  
2518 Sections 11.2 and 11.3 related to number of pets, and Section 11.5 related to  
2519 weight restrictions, shall have no application to a Qualifying Resident with a bona  
2520 fide service animal or animal required because of a physical disability of the  
2521 Qualifying Resident, who requires a service animal specifically trained to assist  
2522 the Qualifying Resident or to a Qualifying Resident or QPR who is otherwise  
2523 entitled to a reasonable accommodation from complying with these Rules under  
2524 applicable State or Federal law. Such Qualifying Resident or QPR may make  
2525 such request for reasonable accommodation to the Mutual, which will consider  
2526 each request on a case-by-case basis.

2527

2528 **12. ARTICLE XII – ELECTION AND VOTING RULES AND REGULATIONS**

2529

2530 The Board of Directors (“Board”) of Seal Beach Mutual No. Eleven (“Mutual”) has adopted  
2531 these Election and Voting Rules and Regulations (“Election Rules”), in accordance with  
Civil Code §5105, et seq., to establish certain procedural rules for the successful

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

management of meetings of the Mutual’s shareholders (“Shareholders”) and the implementation of the relevant provisions of the Mutual’s Bylaws concerning elections and voting. These Election Rules are not intended to replace or supersede the provisions of the Mutual’s Bylaws. Notwithstanding the foregoing, these Election Rules were revised and adopted by the Board to comply with the changes to California Civil Code §§ 5100; 5105; 5110; 5115; 5125; and 5145 which take effect on January 1, 2020, pursuant to California Senate Bill 323. As such, any inconsistency between these Election Rules and the Bylaws shall be governed in accordance with the Civil Code.

These Election Rules shall not be amended less than ninety (90) days prior to an election.

**12.1. Section 12.1 – Qualification of Candidates and Directors/Elected Positions**

**12.1.1.** Candidates for election to the Board shall be Shareholders of the Mutual, and the Board shall be composed of six (6) persons who shall, at all times, be Shareholders of the Mutual.

**12.1.2.** In order to be a candidate for election for Director or any other elected position, such Shareholder, as of the date ballots are distributed: (a) must be current in the payment of Regular and Special assessments ; (b) must not have a joint ownership interest, either directly or indirectly, in the same separate interest as another candidate or incumbent Director; (c) must have been a Shareholder of the Mutual for not less than one (1) year; (d) must not have a past criminal conviction that, if elected, would either prevent the Mutual from purchasing the fidelity bond coverage required by Civil Code §5806, or terminate the Association’s existing fidelity bond coverage. If title to a separate interest is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a Shareholder for purposes of running for and serving on the Board. Notwithstanding the foregoing, the candidate shall not be disqualified for election for Director for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true:

**12.1.2.1.** The candidate has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;

**12.1.2.2.** The candidate has entered into a payment plan pursuant to Civil Code §5665. Furthermore, the Mutual shall not disqualify the candidate pursuant to this Section 1(b) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920.

**12.1.3.** In order to remain qualified to serve on the Board, at all times during

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

2573  
2574  
2575  
2576  
2577  
2578  
2579  
2580  
2581  
2582  
2583  
2584  
2585  
2586  
2587  
2588  
2589  
2590  
2591  
2592  
2593  
2594  
2595  
2596  
2597  
2598  
2599  
2600  
2601  
2602  
2603  
2604  
2605  
2606  
2607  
2608  
2609  
2610  
2611  
2612  
2613

such Shareholder’s term as a Director, the Shareholder must: (a) remain current in the payment of Regular and Special assessments; (b) not enter into a joint ownership interest, either directly or indirectly, in the same separate interest as another Director; (c) must remain a Shareholder of the Mutual; (d) must not be convicted of a crime that would either prevent the Mutual from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Mutual’s existing fidelity bond coverage. Notwithstanding the foregoing, the Director shall not be disqualified for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true:

**12.1.3.1.** The Director has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;

**12.1.3.2.** The Director has entered into a payment plan pursuant to Civil Code §5665. Furthermore, the Mutual shall not disqualify the Director pursuant to this Section 1(c) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920. The Board may declare vacant the seat of any Director who ceases to meet the qualifications for a Director set forth in this Section upon the occurrence of the non-qualifying event, and the Director’s seat shall then be deemed vacant in accordance with the Association’s Bylaws and/or the Corporations Code.

**12.1.4.** The Board may declare vacant the seat of any Director who ceases to meet the qualifications for a Director set forth in this Section upon the occurrence of the non-qualifying event, and the Director’s seat shall then be deemed vacant in accordance with the Association’s Bylaws and/or the Corporations Code.

**12.2. Section 12.2 – Nomination Process**

**12.2.1.** The Association shall send to all Shareholders a request-for-candidates form, seeking nominations for candidates for the Board and providing general notice of the procedure and deadline for submitting a nomination for election to the Board at least thirty (30) days before any deadline for submitting a nomination. Individual notice shall be delivered pursuant to Civil Code §4040 if individual notice is requested by a Shareholder.

**12.2.2.** Nominations will be valid so long as the nominee has either nominated himself or herself or provides notice of acceptance of the nomination prior to the close of nominations.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

- 2614                    **12.2.3.**    If a person or entity nominated is not qualified to serve on the Board
- 2615                                       pursuant to Section 1(b) of these Election Rules, and the candidate
- 2616                                       has been provided the opportunity to engage in Internal Dispute
- 2617                                       Resolution pursuant to Civil Code §§5900-5920, that candidate's
- 2618                                       name shall not appear on the ballot and that person or entity will not
- 2619                                       be permitted to serve if elected.
- 2620                    **12.2.4.**    The Inspector shall retain, as Mutual election materials, both a
- 2621                                       candidate registration list and a voter list. The voter list shall include
- 2622                                       the name, voting power, and either the physical address of the
- 2623                                       Shareholder's Unit, the parcel number, or both. The mailing address
- 2624                                       for the ballot shall be listed on the voter list if it differs from the physical
- 2625                                       address of the Shareholder's Unit or if only the parcel number is used.
- 2626                                       The Mutual shall permit Shareholders to verify the accuracy of their
- 2627                                       individual information on both lists at least thirty (30) days before the
- 2628                                       ballots are distributed. The Mutual or Shareholder shall report any
- 2629                                       errors or omissions to either list to the Inspector or Inspectors who
- 2630                                       shall make the corrections within two (2) business days.
- 2631
- 2632                    **12.3.    Section 12.3 – Voting Qualifications of Shareholders**
- 2633                                       **12.3.1.**    All Shareholders shall be entitled to vote in any Shareholder vote.
- 2634                                       **12.3.2.**    These Election Rules expressly:
- 2635                                                          **12.3.2.1.** Prohibit the denial of a ballot to a Shareholder for any
- 2636                                                          reason other than not being a Shareholder at the time when
- 2637                                                          ballots are distributed;
- 2638                                                          **12.3.2.2.** Prohibit the denial of a ballot to a person with general power
- 2639                                                          of attorney for a Shareholder;
- 2640                                                          **12.3.2.3.** Require the ballot of a person with general power of attorney
- 2641                                                          for a Shareholder to be counted if returned in a timely
- 2642                                                          manner; and,
- 2643                                                          **12.3.2.4.** Require the inspector or inspectors of elections to deliver,
- 2644                                                          or cause to be delivered, at least thirty (30) days before an
- 2645                                                          election, to each Shareholder both of the following
- 2646                                                          documents:
- 2647                                                          a.            The ballot or ballots;
- 2648                                                          b.            A copy of these Election Rules. Delivery of these
- 2649                                                          Election Rules may be accomplished by either of
- 2650                                                          the following methods:
- 2651                                                                             •            Posting these Election Rules to an internet
- 2652                                                                             website and including the corresponding
- 2653                                                                             internet website address on the ballot
- 2654                                                                             together with the phrase, in at least 12-

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

2655  
 2656  
 2657  
 2658  
 2659  
 2660  
 2661  
 2662  
 2663  
 2664  
 2665  
 2666  
 2667  
 2668  
 2669  
 2670  
 2671  
 2672  
 2673  
 2674  
 2675  
 2676  
 2677  
 2678  
 2679  
 2680  
 2681  
 2682  
 2683  
 2684  
 2685  
 2686  
 2687  
 2688  
 2689  
 2690  
 2691  
 2692  
 2693  
 2694  
 2695

point font: “The rules governing this election may be found here:”

<http://www.lwsbmutual11.com//>

Individual delivery.

**12.3.3.** Each Shareholder shall have one (1) vote per stock owned. In no event shall more than one (1) vote be cast with respect to any stock. When more than one (1) person holds a stock, all such persons shall be deemed Shareholders, provided however, that the vote for such stock shall be exercised as a unit, in accordance with the provisions of the Mutual’s governing documents. If two or more ballots are received for any one stock, the first ballot received shall be counted and the additional ballot(s) discarded.

**12.4. Section 12.4 – Inspector of Election**

**12.4.1.** At an open meeting, the Board shall appoint one (1) or three (3) persons to serve as independent Inspector(s) of Election (“Inspector(s)”).

**12.4.2.** The Inspector must be an independent third party who is not:

**12.4.2.1.** Currently a member of the Board or a candidate for the Board;

**12.4.2.2.** Related to a member of the Board or a candidate for the Board; or

**12.4.2.3.** A person, business entity, or subdivision of a business entity who is currently employed or under contract to the Mutual for any compensable services other than serving as an Inspector of Elections.

**12.4.3.** The Board may select as the Inspector(s), Mutual Shareholder(s), a volunteer poll worker with the County registrar of voters, a licensee of the California Board of Accountancy, a notary public, or any other independent third-party authorized to serve as Inspector(s) under these Election Rules.

**12.4.4.** The Board, in its discretion, may remove and replace the Inspector(s) at any time prior to the date of any election.

**12.4.5.** The Board may pay reasonable compensation to a non-Shareholder third-party Inspector. If the Board determines that it will appoint and pay non-Shareholder third-party Inspector, the following terms must be fulfilled:

**12.4.5.1.** A formal written contract for the Inspector, stating that the Inspector is an independent contractor;

**12.4.5.2.** The Inspector will maintain insurance with at least \$1 million CGL coverage, including completed operations coverage,

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

- 2696 and \$1 million D&O/E&O (naming the Mutual and GRF as  
 2697 additional insureds on both policies); and  
 2698 **12.4.5.3.** The contract shall require the Inspector to indemnify the  
 2699 Mutual for gross negligence and willful and/or malicious  
 2700 misconduct.  
 2701 **12.4.6.** If an Inspector is unwilling, unable, or does not perform his/her duties  
 2702 as stated in these rules or becomes ineligible to be an Inspector at any  
 2703 time after appointment, the Board may remove that Inspector without  
 2704 notice, and may appoint another Inspector in his or her place.  
 2705 **12.4.7.** The Inspector shall perform his/her duties impartially, in good faith, to  
 2706 the best of his or her ability, and as expeditiously as is practical.  
 2707 **12.4.8.** The Inspector shall have the duty to:  
 2708 **12.4.8.1.** Determine the number of Shareholders entitled to vote and  
 2709 the voting power of each;  
 2710 **12.4.8.2.** Determine the authenticity, validity, and effect of proxies, if  
 2711 required by statute;  
 2712 **12.4.8.3.** Receive ballots;  
 2713 **12.4.8.4.** Verify the Shareholder’s information and the presence of a  
 2714 signature on the outer envelope. For mailed ballots, the  
 2715 Inspector(s) may verify the Shareholder’s information and  
 2716 presence of a signature on the outer envelope prior to the  
 2717 election;  
 2718 **12.4.8.5.** Determine the existence of a quorum, if required by statute  
 2719 or the governing documents. For the purposes of  
 2720 determining a quorum, each ballot received by the  
 2721 Inspector(s) shall be treated as a Shareholder present,  
 2722 except in the case of duplicate ballots or multiple ballots  
 2723 from the same stock;  
 2724 **12.4.8.6.** Hear and determine all challenges and questions in any way  
 2725 arising out of or in connection with the right to vote;  
 2726 **12.4.8.7.** Count and tabulate all votes;  
 2727 **12.4.8.8.** Determine when the polls shall close, consistent with the  
 2728 governing documents;  
 2729 **12.4.8.9.** Determine the tabulated results of the election;  
 2730 **12.4.8.10.** Report the tabulated results of the election or balloting  
 2731 promptly to the Board of Directors to ensure that the Board  
 2732 can publicize the results to the Shareholders within fifteen  
 2733 (15) days of the election; and  
 2734 **12.4.8.11.** Perform any acts as may be proper to conduct the election  
 2735 with fairness to all Shareholders in accordance with Civil  
 2736 Code section 5110, the Corporations Code, and all

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

2737  
2738  
2739  
2740  
2741  
2742  
2743  
2744  
2745  
2746  
2747  
2748  
2749  
2750  
2751  
2752  
2753  
2754  
2755  
2756  
2757  
2758  
2759  
2760  
2761  
2762  
2763  
2764  
2765  
2766  
2767  
2768  
2769  
2770  
2771  
2772  
2773  
2774  
2775  
2776  
2777

applicable rules of the Mutual.

- 12.4.9. The Inspector may meet and discuss election issues amongst themselves and/or with Mutual counsel.
- 12.4.10. If there are three (3) Inspectors, the decision or act of two (2) or more Inspectors shall be effective in all respects as the decision or act of all.
- 12.4.11. The Inspector may appoint and oversee additional persons to verify Shareholders' information and signatures and to count and tabulate votes as the Inspector deems appropriate.
- 12.4.12. The Inspector's report of the election, once signed to certify the election, is prima facie evidence of the facts stated in the report.

**12.5. Section 12.5 – Access to Association Media**

- 12.5.1. No candidate or Shareholder shall be provided access to Mutual media, newsletters or internet web sites during the campaign except with the express consent of the Board, and solely for purposes that are reasonably related to that election. The Board's consent may be withheld at its sole discretion and for any reason.
- 12.5.2. In the event access to Mutual media, newsletter or internet web sites is granted to any candidate or Shareholder advocating a point of view, during any campaign for purposes that are reasonably related to that election, then all candidates and Shareholders advocating a point of view, including those not endorsed by the Board, shall be provided equal access for purposes reasonably related to that election.
- 12.5.3. In the event access to Mutual media, newsletter or internet websites is granted, the Mutual shall not censor, edit or redact any content from the communications of the candidates and Shareholders advocating a point of view, but may include a statement specifying that the candidate or Shareholder, and not the Association, is responsible for the content of the message. The following statement may be published by the Mutual: "The views expressed are those of its author and do not reflect the view of the Mutual, its directors, managers, employees or agents. The author is solely responsible for its content. The Mutual was required by law to publish the communication as written, regardless of content."

**12.6. Section 12.6 – Access to Common Area Meeting Space**

If any Common Area meeting space exists within the Mutual, access to such meeting space shall be made available at no cost to all candidates, including those who are not incumbents, and to all Shareholders advocating a point of view, including those not endorsed by the Board, for purposes reasonably related to the election or vote, upon reasonable request.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

2778  
2779  
2780  
2781  
2782  
2783  
2784  
2785  
2786  
2787  
2788  
2789  
2790  
2791  
2792  
2793  
2794  
2795  
2796  
2797  
2798  
2799  
2800  
2801  
2802  
2803  
2804  
2805  
2806  
2807  
2808  
2809  
2810  
2811  
2812  
2813  
2814  
2815  
2816  
2817  
2818

**12.7. Section 12.7 – Mutual Funds**

Mutual funds shall not be used for campaign purposes in connection with any election except to the extent necessary to comply with the duties of the Mutual imposed by law.

**12.8. Section 12.8 – Proxies**

The Mutual is not required to prepare and distribute proxies. All proxies shall be in writing, dated and filed with the Secretary before the appointed time of each meeting. Each proxy shall be revocable and shall automatically cease upon conveyance by the Shareholder of his or her stock, or upon receipt of notice by the Secretary or the Board of the death or judicially declared incompetence of a Shareholder, or upon the expiration of three (3) years from the date of the proxy. The authenticity, validity and effect of proxies submitted by Shareholders shall be determined by the Inspector(s), consistent with the Mutual’s Governing Documents and any statutory requirements. If a Shareholder submits both a proxy and a ballot to the Inspector(s), the ballot will supersede the proxy. Proxies may not be used in lieu of a ballot. Proxies may not be revoked once a proxyholder has submitted a ballot to the Inspector(s). Only a Shareholder may serve as a proxyholder.

**12.9. Section 12.9 – Voting Period**

**12.9.1.** The Board shall generally determine the dates upon which polls will open and close, consistent with the governing documents and applicable law.

**12.9.2.** The Mutual shall provide general notice of all of the following at least thirty (30) days before the ballots are distributed:

**12.9.2.1.** The date and time by which, and the physical address where, the ballots are to be returned by mail or handed to the Inspector or Inspectors of Elections;

**12.9.2.2.** The date, time, and location of the meeting at which ballots will be counted;

**12.9.2.3.** The list of all candidates’ names that will appear on the ballot;

**12.9.2.4.** Individual notice of the above shall be delivered pursuant to Civil Code §4040 if individual notice is requested by a Shareholder.

**12.9.3.** All candidates shall have a reasonable opportunity to communicate their qualifications to Shareholders and to solicit votes.

**12.10. Section 12.10 – Secret Balloting Procedures**

**12.10.1.** The Mutual shall utilize a secret ballot process pursuant to Civil Code

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

2819  
 2820  
 2821  
 2822  
 2823  
 2824  
 2825  
 2826  
 2827  
 2828  
 2829  
 2830  
 2831  
 2832  
 2833  
 2834  
 2835  
 2836  
 2837  
 2838  
 2839  
 2840  
 2841  
 2842  
 2843  
 2844  
 2845  
 2846  
 2847  
 2848  
 2849  
 2850  
 2851  
 2852  
 2853  
 2854  
 2855  
 2856  
 2857  
 2858  
 2859

- section 5115 for the following matters:
- 12.10.1.1.** A vote of the Shareholders regarding assessments per Civil Code section 5605; (ii) Election of members of the Board; (iii) Amendments to the governing documents; (iv) Grant of Exclusive Use Common Area pursuant to Civil Code section 4600; (v) Removal of Directors; and (vi) Any other Shareholder vote which the law requires to be conducted via the secret ballot process;
  - 12.10.1.2.** Notwithstanding Paragraph 12.10.1 herein, the Mutual may utilize a secret ballot process for any other Shareholder vote, if allowed by law or the governing documents.
  - 12.10.1.3.** A ballot and two pre-addressed envelopes (Envelopes # 1 and # 2) with instructions on how to return the ballot shall be mailed by first-class mail or delivered by the Mutual to every Shareholder at least thirty (30) days prior to the deadline for voting.
  - 12.10.1.4.** The ballot shall contain the names of any candidates known to the Mutual at the time the ballot is mailed. If no candidates are known or if there are fewer candidates than the number of Directors to be elected, the Mutual will send out a ballot which has the names of the known candidates.
  - 12.10.1.5.** Cumulative voting is permitted in all elections.
  - 12.10.1.6.** Write-in candidates and nominations from the floor shall not be permitted.
  - 12.10.1.7.** A voter may not be identified by name, unit number, or address on the ballot.
  - 12.10.1.8.** The ballot itself is not signed by the Shareholder voting, but rather, is to be inserted into Envelope # 1 that is sealed by the Shareholder. Envelope # 1 is then inserted into Envelope # 2, which is then sealed by the Shareholder.
  - 12.10.1.9.** Envelope # 2 is addressed to the Inspector(s). In the upper left-hand corner of Envelope # 2, the voter shall sign his or her name, print his or her name, and indicate the address or separate interest identifier that entitles him or her to vote.
  - 12.10.1.10.** Envelope # 2 may be mailed or delivered by hand to a location specified by the Inspector(s). The Shareholder may request a receipt for delivery.
  - 12.10.1.11.** Once a ballot has been cast, it cannot be revoked.
  - 12.10.1.12.** Only the Mutual's ballots and envelopes which are sent out to the Shareholders by the Mutual or are provided by the Mutual at the membership meeting will be accepted by

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN****Rules and Regulations**

the Inspector(s).

2860  
2861  
2862 **12.11. Section 12.11 – Vote Tabulation**

2863 **12.11.1.** All votes shall be counted and tabulated by the Inspector(s), or the  
2864 duly authorized persons appointed by the Inspector(s), in public at a  
2865 properly noticed Shareholders meeting.

2866 **12.11.2.** The ballots shall not be opened or otherwise reviewed prior to the time  
2867 and place which the ballots are counted and tabulated.

2868 **12.11.3.** Any candidate or Shareholder may witness the counting and  
2869 tabulation of the votes. Shareholders are prohibited from speaking to  
2870 the Inspector(s) of Elections or their designee(s) during the tabulation  
2871 process or from interrupting the tabulation process in any way.

2872 **12.11.4.** The Inspector(s), or his or her designee, may verify the Shareholder's  
2873 information and signature on Envelope #2 prior to the meeting at which  
2874 ballots are tabulated.

2875  
2876 **12.12. Section 12.12 – Election Results**

2877 **12.12.1.** The Inspector(s) shall promptly report the results of the election to the  
2878 Board. The Board shall record the results of the election in the minutes  
2879 of the next Board meeting and make them available to the  
2880 Shareholders for review.

2881 **12.12.2.** Within fifteen (15) days of the election, the Board shall publicize the  
2882 results of the election in a communication directed to all Shareholders.

2883  
2884 **12.13. Section 12.13 – Custody, Storage and Retention of Ballots**

2885 **12.13.1.** The sealed ballots, signed voter envelopes, voter list, proxies, and  
2886 candidate registration list (collectively referred to as "election  
2887 materials") shall, at all times be in the custody of the Inspector(s), or  
2888 at a location designated by the Inspector(s), until after the tabulation  
2889 of the vote, and until the time allowed by Civil Code §5145 for  
2890 challenging the election has expired, at which time the ballots shall be  
2891 transferred to the Mutual.

2892 **12.13.2.** If there is a recount or other challenge to the election process, the  
2893 Inspector(s) shall, upon written request, make the ballots available for  
2894 inspection and review by an Shareholder or his or her authorized  
2895 representative. Any recount shall be conducted in a manner that  
2896 preserves the confidentiality of the vote.

2897 **12.13.3.** After the transfer of the ballots to the Mutual, the election materials  
2898 shall be stored by the Mutual in a secure place for no less than three  
2899 (3) years following the date of the election.

2900 **12.13.4.** The Inspector shall retain, as Mutual election materials, both a

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

2901  
 2902  
 2903  
 2904  
 2905  
 2906  
 2907  
 2908  
 2909  
 2910  
 2911  
 2912  
 2913  
 2914  
 2915  
 2916  
 2917  
 2918  
 2919  
 2920  
 2921  
 2922  
 2923  
 2924  
 2925  
 2926  
 2927  
 2928  
 2929  
 2930  
 2931  
 2932  
 2933  
 2934  
 2935  
 2936  
 2937  
 2938  
 2939  
 2940  
 2941

candidate registration list and a voter list. The voter list shall include the name, voting power, and either the physical address of the voter’s Unit, the parcel number, or both. The mailing address for the ballot shall be listed on the voter list if it differs from the physical address of the voter’s Unit or if only the parcel number is used.

**13. ARTICLE XIII – ESTATE/PATIO SALES**

**13.1. Section 13.1 – Shareholder Estate/Porch Sales**

A Shareholder who wishes to conduct an estate or porch sale must comply with the following and submit the following documents to the Board for approval: (1) Complete four (4) copies of the “Request for Permission to Conduct Estate Sale” and three copies of “Estate Sale Inventory” (collectively, the “Forms”); (2) give one (1) copy of each of the Forms to the Mutual President; (3) give one (1) copy of “Request for Permission to Conduct Estate Sale” to the Golden Rain News, if advertising the sale in the News; (4) give one (1) copy of “Request for Permission to Conduct Estate Sale” to the Security Department. Person conducting sale must be present at sale site at all times during the estate sale.

**14. ARTICLE XIV – VISITORS**

**14.1. Section 14.1 – Visitors**

Pursuant to California Civil Code Section 51.3, a Qualifying Resident is permitted to have a visitor or visitors in their unit cumulatively for a maximum of up to sixty (60) days per twelve-month period.

**14.2. Section 14.2 – Visitors Permitted**

Visitors are only permitted to visit while the Qualifying Resident is residing and present in the Unit. The Qualifying Resident may not vacate or be absent from the Unit and import others to be in the residence as a guest in the absence of the Qualifying Resident. If the visitor is sleeping in the Unit, both the visitor and Qualifying Resident must be present in the Unit.

However, a waiver may be granted in an emergency for a limited period of time, and any request for a waiver shall be directed to the Board for approval.

**14.3. Section 14.3 – Immediate/Collateral Family of Qualified Permanent Residents**

Pursuant to California Civil Code Section 51.3, the Mutual is a fifty-five (55) and over housing development and from time to time, a Qualified Permanent Resident (“QPR”), as defined in said section, may become a resident in one of

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

the Units. However, there is no provision in Civil Code Section 51.3 requiring that the Mutual permit immediate or collateral family of a QPR to also reside with the QPR. No member of any immediate or collateral family in any relationship with a QPR shall live with the QPR while such QPR resides with a Qualifying Resident as permitted under California Civil Code Section 51.3.

**15. ARTICLE XV – PENALTIES, FINES AND FEES**

**15.1. Section 15.1 – General Violations**

In order to enforce the Governing Documents and Rules and Regulations, the Mutual Board may levy, assess, and collect reasonable fines as established by the Board of Directors pursuant to these Rules and the Fine Schedule attached hereto as Exhibit “D” and incorporated herein. The fines will be assessed against the Shareholder for violations by the Shareholder, members of the Shareholder’s family, or the Shareholder’s guests, invitees, licensee, tenants or lessees, pursuant to the following policy:

**15.1.1. Violations.** If there is a violation of the Governing Documents, including the Occupancy Agreement or these Rules, any Shareholder may contact the Mutual Board or GRF, in order to report the alleged violation to the Mutual Board. Violation reports should be in writing and should describe the violation, identify the alleged violator, and identify the individual making the report. Please note that Shareholders do not have the right to remain anonymous when reporting an alleged violation. Upon receipt of a violation report, the Mutual Board will commence the enforcement process and determine whether a violation has occurred. The Mutual Board has complete discretion to decide whether or not to take action on a written violation complaint and what action, if any, will be taken. The Mutual Board may investigate any reported violation in order to determine whether the alleged violation has potential merit and, if so, whether the violation warrants action by the Board. Violations may also be noted by members of the Mutual Board, GRF, and/or staff during regular walkthroughs of the Mutual.

**15.1.2. Enforcement Procedures.** The Mutual reserves the right to take legal action in order to enforce compliance with the Governing Documents at any stage in the enforcement process. Serious violations warranting immediate action may be forwarded to legal counsel with or without taking the steps outlined below. Violations which the Mutual Board decides to address internally will be dealt with as follows:

**15.1.2.1.** Upon determination that an alleged violation has potential merit, a courtesy notice (warning letter) may, in the

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

2983  
 2984  
 2985  
 2986  
 2987  
 2988  
 2989  
 2990  
 2991  
 2992  
 2993  
 2994  
 2995  
 2996  
 2997  
 2998  
 2999  
 3000  
 3001  
 3002  
 3003  
 3004  
 3005  
 3006  
 3007  
 3008  
 3009  
 3010  
 3011  
 3012  
 3013  
 3014  
 3015  
 3016  
 3017  
 3018  
 3019  
 3020  
 3021  
 3022  
 3023

discretion of the Mutual Board, be sent to the allegedly offending Qualifying Resident/Shareholder (“Respondent”) identifying the violation and requesting compliance within a stated period of time. A courtesy notice is not required prior to calling Respondent to hearing.

**15.1.2.2.** The Mutual shall send a notice of hearing to the Respondent stating the nature of the alleged violation, referencing the specific provision of the Governing Documents which the Respondent is alleged to have violated, and inviting the Respondent to appear at a hearing before the Mutual Board to be held no sooner than fifteen (15) days from the date of the notice. The notice shall further advise the Respondent of his or her right to attend the hearing, submit a statement of defense to the Mutual Board in advance of the hearing or present a statement of defense and supporting witnesses at the hearing. If the Respondent does not attend the hearing, the Respondent waives these rights.

**15.1.2.3.** The Mutual Board shall conduct the hearing in executive session (unless requested otherwise by the Respondent) and shall afford the Respondent a reasonable opportunity to be heard.

**15.1.2.4.** If the Shareholder is found to be in violation of the Governing Documents following the hearing, the Mutual Board may do any of the following, as noted in the hearing notice:

- a. Impose a monetary fine against the Shareholder pursuant to the Fine Schedule.
- b. Levy a special reimbursement assessment against the Shareholder pursuant to the Governing Documents.
- c. Declare the Shareholder to be not in good standing as set forth in these Rules.
- d. Suspend the Qualifying Resident/Shareholder’s rights to use the recreational facilities if and as provided in the Mutual Governing Documents.
- e. Any combination of the above.

**15.1.3. Fine Schedule.** The schedule of monetary penalties which the Mutual Board may impose for general violations in accordance with the above procedures is attached to these Rules as Exhibit “D”. The Mutual Board reserves the right to revise the Fine Schedule at any time through a rule change procedure and the most recent Fine Schedule

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

shall be distributed to the Shareholders on an annual basis. Fines for parking violations are not included in Exhibit “D” but, rather, are set forth below in Section 15.2.6 of these Rules.

**15.2. Section 15.2 – Parking Violations**

Any Shareholder or Qualifying Resident charged with the violation (Violator) can pay the fine or the Violator has the right to contest the “rules violation” in writing to the Parking Rules Violations (“PRV”) panel within ten (10) business days of the date of the violation. If Shareholder provides written notice that he/she is contesting the violation, a hearing will be scheduled by the PRV of the Mutual. Violator may submit a response in writing within ten (10) business days of the violation to the PRV, if they are unable to attend the hearing. Shareholders will be notified in writing of the results of the hearing within fifteen (15) business days. Except that contractors will be adjudicated by the Facilities Director, Health Care Center (“HCC”) employees will be adjudicated by HCC management and GRF employees will be adjudicated by GRF Human Resources Department.

**15.2.1.** The written Rules Violation Notice (“Citation”) serves as written notice of the violation and hearing (Civ. Code Section 5855). The following items will be set forth in the written Citation: (1) description of violation, including time of violation and location and possible penalties (including possible monetary penalties); and (2) hearing date, time, and location of Hearing.

**15.2.2.** The Notice Handout supplements the Citation and must contain the following: (1) the date, time, and place of the hearing; (2) the nature of the alleged violation (including the date/time and location) for which a Shareholder may be disciplined; (3) a statement that the Shareholder has a right to attend the hearing and present evidence (Civ. Code Section 5855(b)); (4) notification that a failure to respond will acknowledge acceptance of the violation and the corresponding fine may be imposed; and (5) a section to indicate the need for an interpreter and the language requested. The PRV must be notified at least ten (10) business days prior to the hearing if the Shareholder will bring an interpreter.

**15.2.3.** A Shareholder may request one extension of the panel hearing under these following circumstances: (1) an extension of Hearing date at least forty-eight (48) hours prior to the scheduled PRV hearing with no explanation; (2) an extension for medical, health or family issues; (3) the written notification to the PRV panel that the Violator is bringing a lawyer. This will require a minimum 30-day extension to ensure Mutual attorney will be present; or (4) a second extension may be granted by the PRV.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

3065  
 3066  
 3067  
 3068  
 3069  
 3070  
 3071  
 3072  
 3073  
 3074  
 3075  
 3076  
 3077  
 3078  
 3079  
 3080  
 3081  
 3082  
 3083  
 3084  
 3085  
 3086  
 3087  
 3088  
 3089  
 3090  
 3091  
 3092  
 3093  
 3094  
 3095  
 3096  
 3097

- 15.2.4.** The Shareholder has the right to examine and refute evidence. The photos may be viewed in the Security Office by appointment. The Security Department will have a representative present to explain all relevant information and evidence. This may include questions during the hearing. Shareholders also have the right to submit their defense in writing rather than make an appearance before the PRV. The Shareholder may bring an Observer or interpreter. The PRV panel hearing is a closed meeting. Hearings will be held in executive session. The Shareholder may request an open hearing. If the Shareholder does not appear at the scheduled hearing without prior notification to the PRV panel, this will be accepted as agreement by the Shareholder of the validity of the violation and the appropriate fine may be assessed.
- 15.2.5.** The PRV panel shall make “findings” to support the panel’s decision regarding the alleged violation. Findings may allow for vacating the citation. Notice of the panel’s decision must be given by first-class mail within 15 business days following the PRV’s decision. The letter of decision shall include the PRV panel’s findings.
- 15.2.6.** All violations of the Parking Rules as set forth in Article XV of these Rules and Regulations, may be assessed a monetary penalty in the following amounts:
  - 15.2.6.1.** First Offense. The first offense may result in either a Fix-It citation, a Warning, a Fine or the vehicle being towed. See table below. A Fix-It citation provides the Qualifying Resident with thirty (30) days to correct the issue set forth in the Fix-It citation. The fine may be waived by the PRV panel.
  - 15.2.6.2.** Additional citations may be issued after each 24-hour period.
  - 15.2.6.3.** After the fourth RV or VUFR violation all RV or VUFR parking privileges are suspended for twelve (12) months beginning with the date of the fourth infraction.

| <b>Violation</b>                                    | <b>1<sup>st</sup> Offense</b> | <b>2<sup>nd</sup> and each subsequent and/or continuation of</b> |
|---|-------------------------------|--|
| Assigned Parking Space or restricted parking Space. | \$25.00                       | \$25.00  |
| Blocking Crosswalk                                  | \$25.00                       | \$25.00  |

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

|   |   |          |
|---|---|----------|
| Expired or Invalid State Vehicle Registration (Fine will be waived on first offense if sticker and/or paperwork that was current at time of Citation is presented. The Security Services Director has the right to waive the first offence fine if needed paperwork is presented) | \$50.00   | \$50.00  |
| Flat Tires  | Fix-It  | \$25.00  |
| “For Sale” sign on Vehicle  | \$20.00   | \$20.00  |
| Handicap Parking without Placard or Handicap ID Displayed   | \$100.00 (Fine will be waived on first offense if placard and/or paperwork that was current at time of Citation is presented. The Security Services Director has the right to waive the first offence fine if needed paperwork is presented to them.) | \$200.00 |
| Hazardous Materials Leaking   | \$50.00   | \$50.00  |
| Limited Time Parking  | \$20.00   | \$20.00  |
| Maintenance or Repair   | \$25.00   | \$25.00  |
| No Valid GRF Vehicle Decal or Parking Permit Displayed  | \$20.00   | \$20.00  |
| Parked on Sidewalk or Grass   | \$25.00   | \$25.00  |
| Parked in RED Zone (Bus Stop)   | \$25.00   | \$25.00  |
| Parked in RED Zone (Fire Hydrant)   | \$100.00  | \$200.00 |

(NOV 2022)



**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

|   |         |         |
|---|---------|---------|
| Parked in RED Zone (Mailbox)                                | \$25.00 | \$25.00 |
| RV or VUFR – Generator Running 8pm-8am                      | \$50.00 | \$50.00 |
| RV or VUFR – Jack Support: None or Inadequate               | \$50.00 | \$50.00 |
| RV or VUFR – Parked over seventy- two (72) hours on         | \$40.00 | \$40.00 |
| Washing any vehicle on Trust Property (except in designated | \$20.00 | \$20.00 |
| Washing a Non-Qualifying Resident Vehicle at Car Wash       | \$20.00 | \$20.00 |

**15.3. Section 15.3 – Reporting Violations**

Any Qualifying Resident or Shareholder, including any director serving on the Mutual Board, may report violations by contacting Security or the Mutual Board. Such reports shall constitute a complaint and will be documented in writing to include the time, date, nature of violation, circumstances, and location and address of person or persons responsible. The complaint will be provided to the Mutual Board for review and, if necessary, enforcement action. Individuals reporting violations may not remain anonymous.

**15.4. Section 15.4 – Enforcement Procedures**

In addition to the procedures and remedies set forth herein, the Mutual may take an action in law or in equity to recover damages, obtain injunctive relief, or obtain any other appropriate legal or equitable relief that may be available to the Mutual. If the Unit is to be sold, a “Notice of Intention to Withdraw” must be filed with the Stock Transfer Office in the Administration Building.

**16. ARTICLE XVI – COLLECTION POLICY**

The effective and prompt collection of assessments (sometimes referred to as carrying charges) is critical to the running of our Cooperative. Only through the collection of these assessments can we maintain and, hopefully, increase the value of our property. The policies and practices of Seal Beach Mutual No. 11 (the "Cooperative") with regard to the collection of delinquent assessments are as follows:

1. Assessments are due on the first day of each month and are delinquent if not received by the 15th day of each month. If a special assessment is necessary, you will be notified of the due date therefor.

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

3124           2.     In the event an assessment is not received within fifteen (15) days after it is due,  
3125 the owner will be required to pay to the Cooperative a late charge in the amount of ten percent  
3126 (10%) of the delinquent assessment or ten dollars (\$10.00), whichever is greater. Also, if an  
3127 assessment is not paid within thirty (30) days from the day that it was originally due, interest at  
3128 the rate of twelve percent (12%) per annum will be added to the owner's account each month.

3129           3.     If payment is not received within forty-five (45) days after the original due date of  
3130 the assessment, the matter will be turned over to the Cooperative's attorneys for further  
3131 handling. Upon receipt from the Cooperative of such a matter, the Cooperative's attorneys will  
3132 send a letter notice by certified mail demanding payment for the outstanding assessments and  
3133 related charges within ten (10) days of the date of the letter (the "10-Day Letter"). Alternatively,  
3134 the Cooperative or Cooperative's management company may send the 10-Day Letter in lieu of  
3135 the Cooperative's attorneys.

3136           4.     If the payment is not received as set forth in the above-described letter, the  
3137 Cooperative may serve on the Member a thirty-day notice to pay or quit (the "Notice"), informing  
3138 the Member that the Member's right to occupy the premises subject to the Occupancy  
3139 Agreement may terminate at the expiration of the time stated in the Notice, unless the  
3140 delinquent assessments have been paid.

3141           5.     In the event the payment is not received within time frame stated in the Notice,  
3142 Member's Occupancy Agreement shall terminate and the Cooperative shall have the right to file  
3143 an action in the Superior Court, for all appropriate causes of action (including an unlawful  
3144 detainer to evict), to remove the Member from the premises and obtain lawful possession of the  
3145 premises. Thereafter, the Cooperative may sell the Member's Stock Certificate. Once the matter  
3146 is filed in the Superior Court, the case is handled as any other lawsuit.

3147           6.     There exists a landlord-tenant relationship between the Association and Members  
3148 and in the event of a breach of the Occupancy Agreement for failure to pay assessments, the  
3149 Association shall have such legal remedies as are available to a landlord for the breach under  
3150 the laws of the State of California by a tenant of a lease or rental agreement in addition to all  
3151 other remedies at law.

3152           7.     The case will be dismissed, or the legal action will be terminated, and the lien  
3153 released (if any), only upon payment of all delinquent maintenance assessments, special  
3154 assessments, late charges, lien fees, any and all collection costs incurred by the  
3155 Cooperative, attorney's fees, attorney's costs, and any other charges against the member  
3156 and the premises.

3162           **17. EXHIBIT "A"**

3163 (NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

**Exhibit “A”**  
**Standardized Appliance List**

|      |   |                                 |
|------|---|---------------------------------|
| 3164 |   |                                 |
| 3165 |   |                                 |
| 3166 |   |                                 |
| 3167 | <b>REFRIGERATORS</b>                          | <b>DESCRIPTION</b>              |
| 3168 | Kenmore 46-60502                              | Top Freezer, 18.0-cu ft., White |
| 3169 | Kenmore 46-60504                              | Top Freezer, 18.0-cu ft.        |
| 3170 | Bisque Kenmore 46-60509 (special order)       | Top Freezer, 18.0-cu ft.        |
| 3171 | Black Whirlpool WRT318FZDW (alternate only)   | Top Freezer, 18.2-cu ft.,       |
| 3172 | White Whirlpool WRB329DMBW (special order)    | Bottom Freezer, 18.7-cu ft.,    |
| 3173 | White Whirlpool WRB329DMBB (special order)    | Bottom Freezer, 18.7-cu ft.,    |
| 3174 | Black Whirlpool WRB329DMBM (special order)    | Bottom Freezer, 18.7-cu ft.,    |
| 3175 |   | Stainless Steel                 |
| 3176 |   |                                 |
| 3177 | <b>ELECTRIC OVENS</b>                         | <b>DESCRIPTION</b>              |
| 3178 | Sears Kenmore Brand                           | White 22-49402 Black 22-49409   |
| 3179 | SS 22-49403                                   |                                 |
| 3180 |   |                                 |
| 3181 | <b>ELECTRIC COOKTOPS</b>                      | <b>DESCRIPTION</b>              |
| 3182 | Sears Kenmore Brand                           | White 22-41202 Black 22-41209   |
| 3183 | SS 22-41203                                   |                                 |
| 3184 |   |                                 |
| 3185 | <b>WASTE DISPOSALS</b>                        | <b>DESCRIPTION</b>              |
| 3186 | Insinkerator, 3/4 H.P. Pro Essential – PRO ES |                                 |
| 3187 |   |                                 |
| 3188 | <b>KITCHEN FAUCETS</b>                        | <b>DESCRIPTION</b>              |
| 3189 | Delta #100-LF-HDL                             | Without hose                    |
| 3190 | Delta #300-DST                                | With sprayer                    |
| 3191 |   |                                 |
| 3192 | <b>KITCHEN SINKS</b>                          | <b>DESCRIPTION</b>              |
| 3193 | Kohler K5950W                                 | White                           |
| 3194 | Kohler K5950A                                 | Almond                          |
| 3195 | Kohler K5950B                                 | Bisque                          |
| 3196 |   |                                 |
| 3197 | <b>BATHROOM FAUCETS</b>                       | <b>DESCRIPTION</b>              |
| 3198 | Delta B510LF                                  |                                 |
| 3199 |   |                                 |
| 3200 | <b>BATHROOM SHOWER FIXTURES</b>               | <b>DESCRIPTION</b>              |
| 3201 | Delta Shower Head 59462                       | White                           |
| 3202 |   |                                 |
| 3203 |   |                                 |
| 3204 | <b>BATHROOM SINKS</b>                         | <b>DESCRIPTION</b>              |

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**

**Rules and Regulations**

|      |   |                                  |
|------|---|----------------------------------|
| 3205 | Mansfield 249 4"                            | Round – Bone and White           |
| 3206 | Mansfield 249 4"                            | Oval – Bone and White            |
| 3207 |   |                                  |
| 3208 | <b>BATHROOM TOILET BOWLS &amp; TANKS</b>    | <b>DESCRIPTION</b>               |
| 3209 | Toto C715 #01 Bowl                          | White Standard                   |
| 3210 | Toto C715#03 Bowl                           | Bone Standard                    |
| 3211 | Toto C744 #01 Bowl                          | White Hi-Boy                     |
| 3212 | Toto C744 #03 Bowl                          | Bone Hi-Boy                      |
| 3213 | Toto ST743 #01 Tank                         | White, 1.28gpf                   |
| 3214 | Toto ST743 #03 Tank                         | Bone, 1.28gpf                    |
| 3215 |   |                                  |
| 3216 | <b>BATHROOM FAN/HEATER</b>                  | <b>DESCRIPTION</b>               |
| 3217 | Nutone                                      | Model 9965                       |
| 3218 |   |                                  |
| 3219 | <b>ELECTRIC WATER HEATERS</b>               | <b>DESCRIPTION</b>               |
| 3220 | 30-Gallon 3000W, Low Boy                    | American Standard E30L-2-12      |
| 3221 | 40-Gallon 3000W, Low Boy                    | American Standard E40L-2-12      |
| 3222 | 50-Gallon 4500W, Tall                       | American Standard E50T-6         |
| 3223 |   |                                  |
| 3224 | <b>WATER HEATER ALARMS</b>                  | <b>DESCRIPTION</b>               |
| 3225 | Model PWA 4NE49                             | Pro Series                       |
| 3226 | Sonin Water Alarm with Dual Sensor          | Model 00702                      |
| 3227 |   |                                  |
| 3228 | <b>SMOKE DETECTORS</b>                      | <b>DESCRIPTION</b>               |
| 3229 | BRK/First Alert, Hardwired, Battery Back-up | Model 9120B                      |
| 3230 | Kidde, Wireless, 10-year Battery            | Model i9010                      |
| 3231 | Kidde, Hard-Wired, 10-year Battery Back-up  | Model i12010S                    |
| 3232 |   |                                  |
| 3233 | <b>WASHERS</b>                              | <b>DESCRIPTION</b>               |
| 3234 | Maytag Model MVW18PDAWW                     | Top Load, Digital                |
| 3235 | Maytag Model MVW18CSAWW                     | Top Load, Coin Slide WASHER      |
| 3236 | Maytag Model MHN30PD                        | Front Load, Digital              |
| 3237 | Maytag Model MVW18MNAWW                     | Top Load, Non-Coin               |
| 3238 | Whirlpool Model CAE2763BQ                   | Top Load, Coin Slide             |
| 3239 | Whirlpool Model CAE2793BQ                   | Top Load, Non-Coin               |
| 3240 | Speed Queen Model SWNBC2SP112TW01           | Top Load, Digital, Stainless Tub |
| 3241 | Speed Queen Model SWNBC2PP112TW01           | Top Load, Digital, Porcelain     |
| 3242 | Tub Speed Queen Model SWNSX2SP112TW01       | Top Load, Coin Slide, Stainless  |
| 3243 | z   | Tub                              |
| 3244 | Speed Queen Model SWNSX2PP112TW01           | Top Load, Coin Slide, Porcelain  |

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

|      |                                   |                               |
|------|-----------------------------------|-------------------------------|
| 3245 |                                   | Tub                           |
| 3246 | Speed Queen Model LWN432SP113TW01 | Top Load, Non-Coin, Standard, |
| 3247 |                                   | No Electronics                |
| 3248 |                                   |                               |
| 3249 | <b>DRYERS</b>                     | <b>DESCRIPTION</b>            |
| 3250 | Maytag Model MDE18CSAYW           | Coin Slide                    |
| 3251 | Maytag Model MDE18MNAYW           | Non-Coin                      |
| 3252 | Whirlpool Model CEM2763BQ         | Coin Slide                    |
| 3253 | Speed Queen Model SDET07W         | Digital Speed Queen Model     |
| 3254 |                                   | LDE30RGS173TW01 Non-Coin      |
| 3255 |                                   |                               |

**18. EXHIBIT "B"**

**EXHIBIT "B"**  
 Approved Plants

- 3256
  - 3257
  - 3258
  - 3259
  - 3260
  - 3261
  - 3262
  - 3263
  - 3264
  - 3265
  - 3266
  - 3267
  - 3268
  - 3269
  - 3270
  - 3271
  - 3272
  - 3273
  - 3274
  - 3275
  - 3276
  - 3277
  - 3278
  - 3279
  - 3280
  - 3281
  - 3282
  - 3283
  - 3284
1. Agapanthus
  2. Ajuga
  3. Azalea
  4. Camellia
  5. Chrysanthemum
  6. Dahlia
  7. Daylilies Duranta Repens
  8. Escallonia
  9. Flax
  10. Fuchsia
  11. Gardenia
  12. Heavenly Bamboo
  13. Hibiscus
  14. Hidcote Lavandula
  15. Holly Family
  16. Hydrangea
  17. India Hawthorn
  18. Heather
  19. Lily of the Nile
  20. Lily of the Valley
  21. Mandevilla Splendens
  22. Mirror Plant
  23. St. John's Wort
  24. Verbena

Annual and Perennial Flowering:

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

- 3285 1. Geraniums
- 3286 2. Marigold
- 3287 3. Wax Begonia Impatiens
- 3288 4. Vinca

**19. EXHIBIT "C"**

**EXHIBIT "C"**  
**Non-Approved Plants**

- 3294 1. Asparagus Fern
- 3295 2. Baby Tears
- 3296 3. Bamboo
- 3297 4. Plastic Plants
- 3298 5. Bird of Paradise
- 3299 6. Cactus (Large)
- 3300 7. Citrus of any kind
- 3301 8. Fruit of any kind
- 3302 9. Ivy
- 3303 10. Baby Tears
- 3304 11. Citrus of any kind
- 3305 12. Spiderwort
- 3306 13. Bamboo
- 3307 14. Trees of any kind
- 3308 15. Vegetables
- 3309 16. Wild mint
- 3310 17. Ficus
- 3311 18. Most Palms
- 3312 19. Elephant Ears
- 3313 20. Firestick Plant

**20. EXHIBIT "D"**

**EXHIBIT "D"**  
**FINE SCHEDULE**

3319 Including, but not limited to property alterations and/or improvements made without  
3320 approval, repair and upkeep of property, unauthorized signs, and all other violations of  
3321 the Mutual's Governing Documents, except as otherwise set forth herein, may be  
3322 assessed a monetary penalty in the following amounts:  
3323

(NOV 2022)

**SEAL BEACH MUTUAL NO. ELEVEN**  
**Rules and Regulations**

| <b>Violation</b>   | <b>1st Offense</b>   | <b>2nd and each subsequent and/or continuation of offense</b>   |
|--|--|---|
| Residency/occupancy violations (e.g., unauthorized occupants, guests residing longer than permitted) | Notice to Comply in 48 hours   | Notice and hearing and fine of up to \$500 and up to \$100 per/day for each additional day of non-compliance, for a maximum of 20 days. |
| Violation of Roof and Attic Access   | Notice and hearing and up to \$1,000 and removal of unauthorized installation or non-compliant equipment if applicable |   |
| Violation of Mutual Occupancy Agreement & all other Rules and Regulations                            | Written warning  | Notice and hearing and fine of up to \$100 and up to \$100 per/day for each additional day of non-compliance, for a maximum of 20 days  |
| Violation of Trash Rules   | \$150 Fine or the cost to have trash removed.  | \$150 Fine or the cost to have trash removed.   |

3324  
 3325  
 3326  
 3327  
 3328  
 3329  
 3330  
 3331  
 3332  
 3333  
 3334  
 3335  
 3336  
 3337  
 3338

**21. EXHIBIT "E"**

**EXHIBIT "E"  
 FEE SCHEDULE**

| <b>TYPE OF FEE</b>                   | <b>AMOUNT</b> |
|--------------------------------------|---------------|
| Withdrawal Inspection Process Fee    | \$1,000.00    |
| Withdrawal Inspection Repair Deposit | \$8,000.00    |
| New Tenant Orientation               | \$750.00      |

(NOV 2022)

