

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
A Common Interest Development Civil Code §§ 4000-6150 Davis-Stirling Act
Administration Conference Room
Thursday, January 12, 2017, 9 a.m.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. INTRODUCTION OF GRF REPRESENTATIVE, GUEST(S), STAFF:
 - (a) Mrs. Damoci, GRF Representative
 - (b) Mrs. Hopkins, Mutual Administration Director
 - (c) Mr. Salazar, Building Inspector
4. SHAREHOLDER'S COMMENTS
5. GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT, Mrs. Damoci
6. APPROVAL OF MINUTES:
 - (a) Regular Meetings, Special Meeting, and Emergency Meetings
7. BUILDING INSPECTOR'S REPORT, Mr. Salazar
 - (a) Building permit approvals
 - (b) Report on sewer pipe issues buildings 56 and 68
 - (c) Status of re-piping project for 2017
8. CORRESPONDENCE
9. ANNOUNCEMENTS
10. MUTUAL ADMINISTRATION DIRECTOR'S REPORT, Ms. Hopkins
11. PRESIDENT'S Report, President Gillon
12. MUTUAL TWELVE / GRF MANAGEMENT AGREEMENT, COMMITTEE REPORT,
CFO Ferraro
13. UNFINISHED BUSINESS
 - (a) Discuss Occupancy Agreement Update

Staff Secretary Break (time to be determined by the President)

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Thursday, January 12, 2017, 9 a.m.

14. NEW BUSINESS

- (a) Mutual 12 Annual 2017 Spring Luncheon - Appoint chairperson
- (b) Resolved, the Mutual Twelve board wants to receive paper copies of the Monthly Minutes of all Mutuels in Leisure World Seal Beach.
- (c) Discuss draft Policy 7592.12 Use of Radio-Controlled and/or Remotely-Controlled Vehicles including Drones (supporting resolution passed 2016-08-11 by the board).
- (d) Discuss Policies and Procedures on traffic corrective measures: Mutual Policies 7502.12, 7580, 7581.12, 7582.12 and 7585.12; GRF Policies 1920, 1927-37, and 1927.1-37.

15. CHIEF FINANCIAL OFFICER'S REPORT, CFO Ferraro

16. DIRECTORS' REMARKS

17. EXECUTIVE SESSION (in compliance with Civil Code 4935, if required)

18. ADJOURNMENT

(STAFF SECRETARY WILL LEAVE THE MEETING BY 12:10 P.M.)

NEXT MEETING: FEBRUARY 9, 2017

Contact President Gillon if you would like informal email notice of special meetings at Margaret.Gillon@mutual12.org

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
October 31, 2016

CALL TO ORDER:

The Special Meeting of Seal Beach Mutual No. Twelve was called to order by President Gillon at 1:36 on Monday, October 31, 2016 in the Physical Property Conference Room.

ROLL CALL:

Those members present were: President Gillon, Vice President Fluharty, CFO Ferraro, Secretary Sprague, Directors Anderson, Carson, Findlay (2:00)

Also present: Inspector Salazar, Ruben Gonzalez
Two Shareholders

The purpose of the meeting is to discuss Mutual issues and review and/or approve Building Permits

President Gillon introduced Ruben Gonzalez from Service Maintenance to discuss the need for current photographs of the water pipe distribution in the attics.

Following a discussion and on **MOTION** made by President Gillon, and second by Director Carson, it was:

RESOLVED, To authorize Service Maintenance to begin inspecting all of our buildings and authorize overtime if needed an estimated cost of \$125 per building and we have 44 buildings for a total of \$5500 to be paid from the Infrastructure Reserve.

The Motion passed

Following a discussion on 76E and on **MOTION** made by President Gillon and second by Director Carson it was:

RESOLVED, That unit 76E has to replace the missing Deco Block on the outside of the wall where the air conditioner was removed.

The Motion passed

Inspector Salazar will begin the Vacant Unit Inspection on Fridays for the next 7 weeks. Missing fire detectors will be noted on the report.

Discussion on 47J. Final inspection will be done on 47J vent hood.

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Discussion on 67E. The mirror is to be replaced at 67E at the expense of Service Maintenance who installed a sub-standard mirror or damaged it during install. Inspector Salazar will notify Ruben Gonzalez that this is a Service Maintenance expense.

Discussion on 68G. The Deco Block is to be saved for future use.

Discussion on 8E. Shareholder will resubmit form 7480.12.1 Architectural Approval Form and supply name of contractor and name of correct paint to be used to paint the patio ceiling.

Following a discussion on 35H Architectural Approval Form 7480.12.1 and on **MOTION** made by President Gillon and second by Director Findlay it was:

RESOLVED, To approve the one inch stone pebbles and garden border at 35H and authorize the President to sign the form.

The Motion passed.

Completed Mutual Twelve forms 7480.12.1 Architectural Approval that have been approved by the Board will be filed with other permits for the unit in the Physical Property department.

Following a discussion on 72E and on **MOTION** made by President Gillon and second by Director Anderson it was:

RESOLVED, Board approves installing root barrier next to the garden wall by Pinnacle not to exceed \$500.00.

The Motion Passed.

Following a discussion on Guest Visitors Passes and on **MOTION** made by Director Findlay and second by President Gillon it was:

RESOLVED, That Shareholders will no longer be sold additional passes.

The Motion passed

President Gillon advised that the Winter mowing schedule has begun as of this week. Watering will continue at three times a week. Tree Gators to continue being filled twice a week.

Executive Session was held by the Board and contract issues were discussed. The Following Resolution was made in Executive Session by President Gillon and second by Director Anderson it was:

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RESOLVED, To accept the Pinnacle Bid to clean the gutters in the amount of \$3616 to be paid from Structural repairs and instruct Physical Property to prepare the contract and authorize the President to sign the contract.

The Motion Passed

ADJOURNMENT to Executive Session
President Gillon adjourned the meeting at 3:28

Attest:
Rose Marie Sprague, Secretary
SEAL BEACH MUTUAL NO. TWELVE
/RMS



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
November 7, 2016

CALL TO ORDER:

The Special Meeting of Seal Beach Mutual No. Twelve was called to order by President Gillon at 1:31 on Monday, November 7, 2016 in the Physical Property Conference Room

ROLL CALL:

Those members present were: President Gillon, Vice President Fluharty, CFO Ferraro, Secretary Sprague, Directors Findlay and Carson

Absent were: Director Anderson

Also present: Inspector Salazar, One Shareholder

The purpose of the meeting is to review make recommendations on and/or approve GRF Building Permits, Invoice Approvals and Mutual and Shareholder issues.

Discussion on Hydro-Jet cleaning sewer lines in relined buildings 34, 36, 40 and 65.

Following a discussion and on **MOTION** made by President Gillon, and second by Director Carson, it was:

RESOLVED, To accept change order number one for Mutual 12 sewer cleaning in the amount of \$480 to be paid from Infrastructure Reserve Plumbing and authorize the President to sign the change order.

The Motion passed

Discussion on 72E root barrier quotes.

Following a discussion and on **MOTION** made by President Gillon and second by Vice President Fluharty it was:

RESOLVED, To amend the repair cost for Root Barrier at unit 72E in the amount of \$780 which includes mulching per Pinnacle Sales Order dated 11/7/16.

The Motion passed

The meeting was adjourned to Executive Session at 2:26
The Special Meeting came back into session at 4:20

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November 7, 2016

Discussion on Pinnacle Invoice 68G regarding broken valves at bldg. 59, 70, 72, 74.

Following a discussion and on **MOTION** made by Director Findlay and second by President Gillon it was:

RESOLVED, To approve the invoices dated 10/31 for valve replacement for building 59 in the amount of \$490 and \$1230 for valve replacement in buildings 70, 72, 74 and authorize the President to sign the sales orders.

The Motion passed. 5 Yes. Abstain Fluharty.

Following a discussion on 68G and on **MOTION** made by Director Findlay and second by Director Carson it was:

RESOLVED, To approve the proposal to remove existing grass, grade the soil, relocate sprinkler heads and install new grass for unit 68G in the amount of \$1160 and authorize the President to sign the sales order.

The Motion passed

ADJOURNMENT:

President Gillon adjourned the meeting at 4:29



Attest:

Rose Marie Sprague, Secretary
SEAL BEACH MUTUAL NO. TWELVE
/RMS

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
November 28, 2016**

CALL TO ORDER:

The Special Meeting of Seal Beach Mutual No. Twelve was called to order by President Gillon at 1:38 on Monday, November 28, 2016 in the Physical Property Conference Room.

ROLL CALL:

Those members present were: President Gillon, Vice President Carson, CFO Ferraro, Secretary Sprague, Directors Findlay and Anderson
Also present Inspector Salazar

The purpose of the meeting is to Ratify Policies 4515.12 and 7425.12, review, make recommendations on and/or approve GRF Building Permits

Following a discussion and on **MOTION** made by President Gillon, and second by Secretary Sprague, it was

RESOLVED, To adopt Amended Policy 7415.12 Patio Regulations.

The Motion passed.

Following a discussion and on **MOTION** made by President Gillon and second by Secretary Sprague, it was

RESOLVED, To adopt Amended Policy 7425.12 Garden Areas.

The Motion passed.

Following a discussion on Change Order #1 for 42K and on **MOTION** made by President Gillon and second by Vice President Carson, it was

RESOLVED, To approve Change Order #1 for unit 42K for a new start date.

The Motion passed.

The Board requested that Inspector Salazar order follow up to sewer cleaning with camera checks.

Following a discussion on the Pinnacle quote for 65A, it was the Consensus of the Board that the Liquidambar tree at 65A should be removed. Inspector Salazar will seek additional bids for the removal of the tree.

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
November 28, 2016**

ADJOURNMENT: The meeting was adjourned to Executive Session.
President Gillon adjourned the meeting at 2:33.



Attest:

Rose Marie Sprague, Secretary
SEAL BEACH MUTUAL NO. TWELVE
/RMS

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
December 5, 2016**

CALL TO ORDER:

The Special Meeting of Seal Beach Mutual No. Twelve was called to order by President Gillon at 1:38 on Monday, December 5, 2016 in the Physical Property Conference Room

ROLL CALL:

Those members present were: President Gillon, CFO Ferraro, Secretary Sprague, Directors Findlay and Anderson

Absent were: Vice President Carson

The purpose of the meeting is to review, make recommendations on and/or approve GRF Building Permits.

Following a discussion on 7H and on **MOTION** made by President Gillon, and second by Director Findlay, it was:

RESOLVED, To approve the Architectural Form for 7H for a window air conditioner.

The Motion passed 4 Yes, No Anderson.

Discussion on Cert Shed. The Board will buy a smaller shed to be placed next to the laundry room to be able to run an electrical line for the generators.

Discussion on 77G flower bed. President Gillon to contact Pinnacle to remove the roots and flower bulbs which were left in the flower beds. The Board will inquire if the Shareholders have a preference as to which flowers to be planted in the triangular flower bed. This action will happen in January. The Board will be approving and planting the triangular flower bed.

Discussion on 62F. Pinnacle has installed a border around the clean out to protect it from the mowers. Pinnacle has installed the same border at 72F and 68G beneath the attic access.

Discussion on Buildings 70 and 71 clogged drain. Director Anderson and Inspector Salazar will search for a company to clean them out.

Discussion on the California Tax Deferral Program. It is the Consensus of the Board to not approve the California Tax Deferral Program in Mutual Twelve and Directors will not sign the Deferral Tax forms for Shareholders.

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
December 5, 2016**

The meeting adjourned to Executive Session.

ADJOURNMENT:

President Gillon adjourned the meeting at 2:21

Attest:

Rose Marie Sprague, Secretary
SEAL BEACH MUTUAL NO. TWELVE
/RMS



**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
December 12, 2016**

CALL TO ORDER:

The Special Meeting of Seal Beach Mutual No. Twelve was called to order by President Gillon at 1:33 on Monday, December 12, 2016 in the Physical Property Conference Room

ROLL CALL:

Those members present were: President Gillon, Vice President Carson, CFO Ferraro, Secretary Sprague, Director Anderson , Director Findlay 1:39
Also present: Inspector Salazar

The purpose of the meeting is to review, make recommendations on and/or approve GRF Building Permits.

Discussion on 61H sprinkler system installed in the garden which was welded on to the hose bib. Following a discussion on 61H and on **MOTION** made by President Gillon, and second by Vice President Carson, it was:

RESOLVED, To approve the Architectural Form for 61H for a drip system in the garden area.

The Motion passed.

Discussion on Roofing Standards invoices. Inspector Salazar to meet with Roofing Standards to clear up all invoices which are outstanding.

Following a discussion on Pinnacle invoice for building 72 and on **MOTION** made by President Gillon and second by Vice President Carson, it was:

RESOLVED, To approve the Pinnacle Invoice for \$215.50 for installation of pavers under the attic access at building 72.

The Motion passed.

Discussion on Andre Landscape Service. Following a discussion and on **MOTION** made by Director Findlay and second by CFO Ferraro it was:

RESOLVED, To accept the 2017 bid from Andre Landscape Service for \$12,315.00 to trim the trees per specifications in the bid package and authorize the President to sign the contract.

The Motion passed.

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
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Discussion on invoice from Alpha Masters in the amount of \$8845.67 still outstanding.

Discussion on HydroPoint invoice for \$1125.00 for one year. Following a discussion and on **MOTION** made by President Gillon and second by Director Findlay, it was:

RESOLVED, To pay the invoice from HydroPoint for the satellite controllers for one year in the amount of \$1125.00 to be billed to Landscape extras.

The Motion passed.

Discussion on Forensis Group invoice #305189 in the amount of \$5895.37. Following a discussion and on **MOTION** made by President Gillon and second by Director Anderson, it was:

RESOLVED, To pay the invoice #305189 in the amount of \$5895.37 for professional fees.

The Motion passed.

Director Findlay advised that the roof at 59B looks damaged and requests Inspector Salazar to inspect the roof.

Discussion on 56l. Director Findlay and Inspector Salazar to inspect the problem in unit 56l.

Discussion on quotes for the removal of the liquidambar tree at 65A. Inspector Salazar to get more information on the quotes.

Discussion on 46H. Inspector Salazar getting a lock box placed on the unit for Mutual access at Shareholders expense.

The Special Meeting was adjourned to Executive Session at 2:35.

The Special Meeting rejoined at 4:03.

Following a discussion and on **MOTION** made by President Gillon and second by Vice President Carson, it was:

RESOLVED, Mutual 12 does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance department to notify the Board if a Shareholder requests a property tax statement.

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The Motion passed.

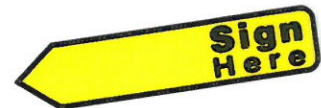
Following a discussion and on **Motion** made by CFO Ferraro and second by President Gillon it was stated that:

Whereas, A CDAR in the amount of \$405,011 held by First Foundation Bank has matured on December 8, 2016, the Board authorizes the transfer of the proceeds from First Foundation Bank to the Mutual Twelve US Bank Money Market Account for the purpose of reinvestment in one \$200,000 certificate of deposit with US BankCorp for a term of 9 months at .80 percent interest rate, and one \$200,000 certificate of deposit with US BankCorp for a term of 18 months at 1.25 percent interest rate.

The Motion passed.

ADJOURNMENT:

President Gillon adjourned the meeting at 4:13



Attest:

Rose Marie Sprague, Secretary
SEAL BEACH MUTUAL NO. TWELVE
/RMS

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
DECEMBER 27, 2016**

CALL TO ORDER:

The Special Meeting of Seal Beach Mutual No. Twelve was called to order by President Gillon at 1:35 on Monday, December 27, 2016 in the in the Physical Property Conference Room.

ROLL CALL:

Those members present were: President Gillon, Vice President Carson, CFO Ferraro, Secretary Sprague, Directors Findlay and Anderson

Also present: Inspector Salazar

The purpose of the meeting is to discuss Shareholder and Contractor issues.

Following a discussion on 34L and on **MOTION** made by President Gillon, and second by Vice President Carson, it was:

RESOLVED, To accept Change Order #1 for unit 34L water heater in bedroom walk in closet and authorize the President to sign the Change Order.

The Motion passed.

Inspector Salazar will be setting up an appointment with the Shareholder in 74E for final inspection. Director Anderson and Vice President Carson will be joining him.

CFO Ferraro advised that the Alpha Masters invoice is accruing.

Inspector Salazar to follow up on Roofing Standards outstanding invoices for CFO Ferraro.

CFO Ferraro stated that the water pipe inspection of the buildings have been completed and she will reclassify the expense as per the Resolution that was made.

Following a discussion on 65A tree removal and on **MOTION** made by President Gillon and second by Secretary Sprague it was:

RESOLVED, To accept the proposal for the Liquidambar Tree removal at 65A dated 12/5/16 from John's Landscape Services for \$640 to be paid from Landscape extra Account.

The Motion passed.

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
DECEMBER 27, 2016**

Discussion on building 68 disintegrating sewer lines and building 56 sewer line issues. Inspector Salazar to research several companies to bid on replacing the sewer pipe in building 68.

Following a discussion on building 68 and on **MOTION** made by CFO Ferraro, and second by Director Anderson, it was:

RESOLVED, To have Physical Property Inspector to obtain quotes of at least three companies for the building sewer lining for building 68 and building 56 out bound sewer lining as soon as possible to be presented by the January Board Meeting.

The Motion passed.

Following a discussion on the Cert Charging Shed and on **MOTION** made by CFO Ferraro and second by Secretary Sprague it was:

RESOLVED, To authorize the President to purchase a storage shed for the generators not to exceed \$400.

The Motion passed.

Following a discussion and on **MOTION** made by Secretary Sprague and second by President Gillon, it was:

RESOLVED, To ratify amended/posted policy 7402.12 Working Hours – Contractors, Vendors and Shareholders.

The Motion passed.

Following a discussion and on **MOTION** made by Secretary Sprague and second by President Gillon it was:

RESOLVED, To ratify amended/posted policy 7405.12 Flooring Alterations.

The Motion passed.

Following a discussion and on **MOTION** made by Secretary Sprague and second by Vice President Carson, it was:

RESOLVED, To ratify amended/posted policy 7585.12 Governing Document Compliance Corrective Measures and Fines.

The Motion passed.

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
DECEMBER 27, 2016**

The meeting was adjourned to Executive Session.

ADJOURNMENT:

President Gillon adjourned the meeting at 2:47



Attest:

Rose Marie Sprague, Secretary
SEAL BEACH MUTUAL NO. TWELVE
/RMS

MUTUAL OPERATIONS

DRAFT

SHAREHOLDER REGULATIONS

Use of Radio-Controlled and / or Remotely-Controlled Vehicles – Mutual Twelve

Mutual Twelve prohibits the use of radio-controlled and remotely-controlled vehicles upon / within / above Mutual Property unless APPROVED BY Mutual Twelve President and one (1) Mutual Twelve Director and ONLY in a declared emergency. These vehicles include, but are not limited to: cars, toys, drones, helicopters, and airplanes.

DRAFT

MUTUAL ADOPTION

AMENDMENT(S)

RESCINDED

TWELVE:

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Carport Regulations and Common Area Traffic Policy - Mutual Twelve****A. Carport Use**

1. Carports are to be used for parking of self-propelled land vehicles in operating condition. Any stored items in the carports must be completely contained in the carport cabinets (except as stated in 3).
2. Current fire regulations prohibit the storage of fuel oil or any combustible material in anywhere in the carport areas.
3. One bicycle or tricycle per resident, a folding shopping cart, and a ladder or stepstool may be stored under the cabinets in the owner's assigned or rented space (chains and locks recommended). Nothing else may be stored anywhere on the floor or stoop of the carport space.
4. No second vehicle of any kind may be parked beside self-propelled land vehicles because that would infringe upon another occupant's vehicle space.
5. All vehicles, when parked in the carports, must be headed in.
6. At each inspection of the carports by the staff of the Physical Property Department, notice will be given to each shareholder found in violation stating that the improperly stored items must be removed within ten (10) days or the items will be removed at the shareholder's expense.
7. Installation of a power outlet in the carport for charging small (non-highway) electric carts is no longer permitted. A registered, fee paying shareholder who already has a power outlet in their carport space can be "grandfathered in" only for charging one cart that shareholder already owns or a replacement cart that can be charged at the existing outlet. The outlet shall be removed at the end of that shareholder's occupancy.

Other electric cart owners shall install a charging pad at their apartment as described in Policy 7507.12.

8. Any damages sustained to the carport are the responsibility of the shareholder.

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Carport Regulations and Common Area Traffic Policy - Mutual Twelve

B. Carport Assignments

1. Carport assignments are controlled by the Mutual Corporation and a record of assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.
 - a. Any vehicle parked in a carport must bear a current vehicle decal issued by the Seal Beach Leisure World Security Department (except as stated in 2. a.).
 - b. No person shall park any vehicle in any carport not assigned to him/her without permission from the Mutual Board of Directors (procedure stated in c.) or a temporary visitor form on the dash (2. a.). Mutual 12 shareholders desiring to change carport assignments must obtain approval of the Mutual Board of Directors so that the change can be properly recorded in the Stock Transfer Office.
 - c. The request for carport re-assignment, if approved, is only temporary and is valid only so long as both participating parties agree to the temporary change. One party determining to withdraw from the agreement may do so as may the successor owner of that party's apartment. The Mutual Corporation retains, at all times, the authority to revoke and cancel this temporary change of carport assignment, at its discretion. The reassignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either apartment, with absolutely no exceptions to the rules herein provided.
2. Carport space or storage space may not be rented to or used by anyone who is not a Mutual Twelve shareholder and a member in good standing of the Golden Rain Foundation.
 - a. A shareholder may allow temporary, short-term parking of a vehicle used by a houseguest in their assigned carport during and not to exceed the visitors permitted 60-day stay in one year. A form available from directors or Stock Transfer containing the beginning and ending dates the vehicle will be parked and the shareholder's name and unit number shall be placed on the drivers side of the vehicle's dashboard to be read outside the vehicle.

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Carport Regulations and Common Area Traffic Policy - Mutual TwelveC. Mutual Driveway/Roadway Restrictions

1. The speed limit is 10 miles per hour. All vehicles must park with the flow of traffic. Parking is limited to 30 minutes in green zones and is not allowed in red or yellow zones.
2. Mutual Twelve shareholder RVs may park on driveways less than 48 hours for loading and unloading only. Visitor and vacation RVs may park on Trust streets and the Clubhouse 4 lot as permitted in GRF's Policy 1920, not on Mutual Twelve driveways.

D. Inoperable or Leaking Vehicles

1. No inoperable, wrecked, unlicensed, or leaking vehicles may be brought into or parked on Mutual Twelve property. Mutual 12 requests that GRF not allow such vehicles to be parked within 10 feet of Mutual 12 property.
2. Mutual 12 shareholders are responsible for prompt and thorough removal of any leak or spill that they or their visitors have caused.

E. Towing Vehicles

Pursuant to Clause (1) of subparagraph (E) of paragraph (1) of subdivision (1) of Section 22658 of the California Vehicle Code:

The Security Department is hereby authorized by the Board of Directors of Mutual Twelve to **cause the REMOVAL AND TOWING OF A VEHICLE WHICH IS PARKED ON ANY MUTUAL TWELVE PROPERTY LOCATED WITHIN 15 FEET OF A FIRE HYDRANT OR IN A FIRE LANE, OR IN A MANNER WHICH INTERFERES WITH AN ENTRANCE OR EXIT FROM THE PRIVATE PROPERTY**, so long as such towing conforms to the other provisions of said Section 22658.

The Security Department is further authorized to cause the removal and towing of a vehicle that is in violation of Seal Beach Mutual No. Twelve policies on Mutual No. Twelve property when authorized by a majority vote of a Board quorum in compliance with CA Civil Code §4910-4925 of the Davis-Stirling Open Meeting Act and signed by the Mutual President and one other officer.

Mutual Twelve relies on the assurance of the Golden Rain Foundation that appropriate signage is and will continue to be posted at all shareholder entrances to the Seal Beach Leisure World community and that all vehicle code reporting and notice requirements will be met.

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Carport Regulations and Common Area Traffic Policy - Mutual Twelve

Any towing that results from this authorization will be at the vehicle owner's expense in conformity with the provisions of Section 22658.

F. Sidewalk Traffic

1. Gasoline-powered vehicles are prohibited from using sidewalks in this Mutual. Exceptions shall be limited to the following:
 - a. Emergency medical vehicles belonging to the Health Care Center
 - b. Service vehicles designated for sidewalk use belonging to the GRF
 - c. Service vehicles designated for sidewalk use belonging to contractors or vendors doing business with shareholders or the Mutual Twelve Corporation
2. Due to potential safety hazards, Mutual 12 shareholders and their visitors may not use roller skates, roller blades, or skateboards in Mutual 12.
3. 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 shareholder.
4. No vehicle may be parked on any Mutual 12 walkway. (Exceptions for vehicles listed in F. 1 when necessary.)
5. Mutual 12 shareholders parking their electric carts at their apartment must park on the charging pad.

G. Secondary Carport Cabinets

1. Shareholders are permitted to have a secondary carport storage cabinet installed beneath the existing cabinet with Board approval and a permit from the GRF Physical Property Department.
2. A licensed contractor shall build the cabinet per the attached dimensions and specifications. Any modification to dimensions or specifications must have voted Board approval. Plywood for the cabinet must be ¾" thick and have one (or more) good sides. Paint and hardware must match the existing cabinet.
3. The maintenance of and any damage to the carport cabinet are shareholder responsibility.

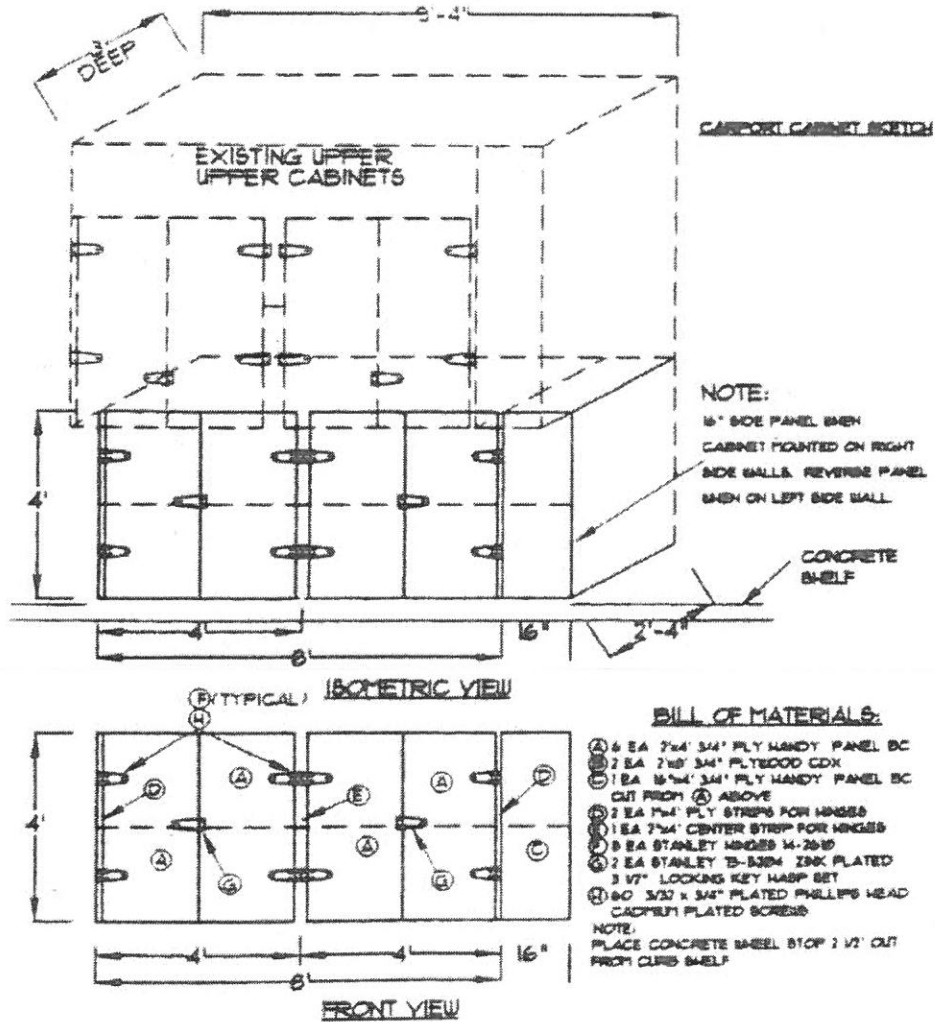
MUTUAL OPERATIONS**RESIDENT REGULATIONS****Carport Regulations and Common Area Traffic Policy - Mutual Twelve**

4. Any shareholder who installs a secondary carport storage cabinet without Board approval and a permit from the Physical Property Department must, upon receipt of a written notice of violation, cure that violation within ten (10) days (the "cure period"). If the violation is not cured within the cure period, the cabinet will be removed and any resulting damage to the carport repaired at the shareholder expense.
 5. A secondary carport storage cabinet may not be installed if it will cause the shareholder's primary street vehicle to extend beyond the drip line. The cabinet must be removed and any damage to the carport corrected if the vehicle that is not too long is exchanged for one that is.
 6. At sale or transfer the new shareholder must accept responsibility for the cabinet or it must be removed and any resulting damage to the carport repaired at seller's expense.
 7. Any other construction which involves the Mutual's carports, walls, floors, beams or ceilings is not permitted.
- H. Enforcement
1. Remedies to cure violations of this policy will be determined by the Mutual 12 Board of Directors as permitted by the governing documents and applicable law and may include fines.
 2. The Mutual 12 Board of Directors, Mutual Administration, Physical Property and Security will provide warnings, citations and follow through as needed and approved by the Mutual 12 Board.
 3. Security may remove a parking decal from a Mutual 12 vehicle on Mutual 12 property when the shareholder is in violation of GRF Policy 1920 or 1920.1 but only after informing the shareholder and the Mutual 12 President in person, by phone, e-mail or certified letter and providing the shareholder, when possible, an opportunity to cure the violation.
 4. Inclusions and exclusions of GRF Policy 4090 noted in Policy 7581.12 – Enforcement of Traffic Regulations are reflected in this policy. To the extent of any conflict between GRF Policy 1920 or 1920.1 and this policy, Mutual 12 Policy 7502.12 – Carport Regulations and Common Area Traffic Policy shall prevail on Mutual Twelve Corporation property.

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Carport Regulations and Common Area Traffic Policy - Mutual Twelve



MUTUAL ADOPTION

AMENDMENT(S)

TWELVE: 04-11-68

10-09-80; 04-11-85; 02-08-01, 08-12-04, 01-06-06,
07-10-14; 05-12-16

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Traffic Control Regulation**

Excerpt from Resolution adopted by Golden Rain Foundation February 4, 1969:

WHEREAS this corporation has adopted regulations for the control of traffic within the confines of Seal Beach Leisure World,

WHEREAS, it is a desire that the Board of Directors of this corporation implement and enforce said traffic regulations,

NOW, THEREFORE, BE IT RESOLVED, That no resident of Seal Beach Leisure World shall be permitted to operate a motor vehicle upon the community facility streets of Seal Beach Leisure World unless and until said resident shall have procured for said vehicle, from the Security Office, a Leisure World sticker to be displayed only in the designated place upon said vehicle.

RESOLVED FURTHER, That Security shall not issue a Leisure world sticker to any resident of Seal Beach Leisure World unless and until said resident shall have furnished the Security Office for recording the following:

- a. California State car license number (or other State, if not in conflict with California requirements).
- b. A valid State Operator's license number (California or other state) with the expiration date for each driver of the vehicle.
- c. 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.

RESOLVED FURTHER, That Administration shall be, and is, authorized to implement the administration of a traffic code hereto passed by this corporation by the hiring and retention of a motor patrol officer to patrol the streets of Seal Beach Leisure World and in the event of violation, including parking, to issue a citation in the form of a warning to any resident. That in the event of frequent violations, the Golden Rain Foundation Board shall consider, upon due notice, the termination of membership of any said member in the Golden Rain Foundation.

(Aug 87)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Enforcement of Community Traffic Regulations – Mutual Twelve Only****ENFORCEMENT ON TRUST AND GRF PROPERTY**

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

ENFORCEMENT ON MUTUAL PROPERTY

1. The Mutual Board concurs with the Traffic Rules and Regulations as stated in GRF Policy 1920 adopted by the GRF April 15, 2008, with the following exceptions and amendments when vehicles are on property owned by the Mutual Corporation.
 - a. The Mutual appreciates notification of citations for infractions that occur within the Mutual. However, enforcement measures will be determined and carried out by the Mutual Board.
 - b. Section 7.3.1 – This Trust street parking with the flow of traffic requirement applies to Mutual Twelve parking around carport driveways.
 - c. Section 7.8 – In addition to monitoring and citing violations of Mutual Policy 7502.12, the Mutual requests citations for infractions described in Mutual Policies 7506 and 7506.1.

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Enforcement of Community Traffic Regulations – Mutual Twelve Only

- d. GRF permitted RV parking described in Sections 7.12.1 and 7.12.2 is not permitted in the Mutual.
- e. Section 8.4.1 – Sidewalk and walkway use of gasoline-powered vehicles is not permitted in the Mutual with the same exceptions as Policy 1920, Section 8.4.1.
- f. The Mutual does not concur with GRF Policy 1920, Section 12.0 Towing Policy (see Policy 7582.12 – Towing Vehicles).

MUTUAL ADOPTION

TWELVE: 05-09-13

(May 13)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Towing Vehicles – Mutual Twelve**

Pursuant to Clause (1) of subparagraph (E) of paragraph (1) of subdivision (1) of Section 22658 of the California Vehicle Code:

The Security Department is hereby authorized by the Board of Directors of Mutual Twelve **to cause the REMOVAL AND TOWING OF A VEHICLE WHICH IS PARKED ON ANY MUTUAL TWELVE PROPERTY LOCATED WITHIN 15 FEET OF A FIRE HYDRANT OR IN A FIRE LANE, OR IN A MANNER WHICH INTERFERES WITH AN ENTRANCE OR EXIT FROM THE PRIVATE PROPERTY**, so long as such towing conforms to the other provisions of said Section 22658.

The Security Department is further authorized to cause the removal and towing of a vehicle that is in violation of Seal Beach Mutual No. Twelve policies on Mutual No. Twelve property when authorized by a majority vote of the Board in compliance with CA Civil Code §4910-4925 of the Davis-Stirling Open Meeting Act and signed by the Mutual President and one other officer.

Mutual Twelve relies on the assurance of the Golden Rain Foundation that appropriate signage is and will continue to be posted at all shareholder entrances to the Seal Beach Leisure World community and that all vehicle code reporting and notice requirements will be met.

Any towing that results from this authorization will be at the vehicle owner's expense in conformity with the provisions of Section 22658.

MUTUAL ADOPTION

TWELVE: 03-14-13

AMENDMENTS

05-12-16 (Also see Policy 7502.12-Section E)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****GOVERNING DOCUMENT COMPLIANCE**
CORRECTIVE MEASURES AND FINES – MUTUAL TWELVE ONLY**Basic Compliance Policy:**

The objective of this Compliance Policy shall be to promote and seek voluntary compliance of shareholders for themselves, those qualified to reside with them and the shareholders' visitors including, but not limited to guests, employees and delivery personnel with the Seal Beach Mutual No. Twelve Occupancy Agreement, Bylaws, 7000 Series Policies, and Rules and Regulations, all as amended and supplemented (collectively, "Governing Documents").

Reporting Violations:

Any resident shareholder, including any shareholder serving on the Board, may report violations. Contact Security, Community Administration, or the Board of Directors.

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 for review and, if necessary, enforcement action.

Enforcement Procedures:

The Mutual may, in the Board's discretion, enforce any violation of the "Governing Documents" by pursuing, without limitation any one, or combination of, the remedies described below in paragraphs, One, Two, or Three (1, 2, or 3). Notices described in One and Two below shall include a statement inviting the shareholder to a hearing or their right to request a hearing.

1. Send an initial notice of violation letter to the resident shareholder stating the nature of the alleged violation. In the event that the shareholder does not take corrective action and continues to be non-compliant, the notice will include a reasonable date within which to voluntarily comply.
2. Send a notice of violation and intent to impose a fine. Fines will be imposed in accordance with the Mutual's Violation Fine Schedule.
3. An action in law or in equity to recover the sums due for damages injunctive relief or any other appropriate legal or equitable relief that may be available to the Mutual.

MUTUAL OPERATIONS

RESIDENT REGULATIONS

GOVERNING DOCUMENT COMPLIANCE
CORRECTIVE MEASURES AND FINES – MUTUAL TWELVE ONLY

FINE SCHEDULE:

The Fine Schedule may be imposed after or concurrent with notice and opportunity for hearing, and the Board of Directors, or committee appointed by the Board, in its discretion, has determined that a resident shareholder is non-compliant with or has violated the “Governing Documents”.

FINE SCHEDULE

Notice of Violation: Warning or Fine of \$25.00

Continuing non-compliance will result in further fines of \$25.00 for each day the violation continues.

Invoices for fines are due and payable immediately.

MUTUAL ADOPTION

TWELVE: 11-13-14

AMENDMENT(S)

12-27-16

COMMUNITY OPERATIONS

VEHICLE AND PEDESTRIAN CODE

Traffic Rules and Regulations

The following Traffic Rules and Regulations are strictly enforced and are applicable to all **PEDESTRIANS** and persons operating **MOTOR VEHICLES** or **BICYCLES** on any property managed by the Golden Rain Foundation or owned by the Mutual Corporations.

1.0 DEFINITIONS:

- 1.1 The term "MOTOR VEHICLE" as used herein is a vehicle that is self-propelled, including Segway human- transporter-type vehicles.
- 1.2 The term "IN LEISURE WORLD" as used herein means on any property managed by the Golden Rain Foundation or owned by the Mutual Corporations.
- 1.3 The term "RESIDENT" as used herein means any owner or shareholder or legal occupant such as qualified permanent resident under the age of 55, a co-occupant {a residing non-owner}, a caregiver, or a non-resident co-owner, joint tenant living IN LEISURE WORLD.
- 1.4 The term "VISITOR" as used herein means any person who is not an owner, shareholder or legal occupant as described above living IN LEISURE WORLD.
- 1.5 The term "EMPLOYEE" means a person who is employed by the Golden Rain Foundation, either on a full-time, part-time or temporary basis, and employees of the contract companies doing business IN LEISURE WORLD.
- 1.6 The term "GOLF CART" means a MOTOR VEHICLE having not less than three wheels in contact with the ground, having an unladed weight of less than 1,300 pounds, which is designed to be and is operated at no more than 20 mph, and has a maximum width of 48".
- 1.7 The term "LSV (LOW SPEED VEHICLE)" means a MOTOR VEHICLE similar to and including a gem car, which is designed to travel in excess of 20 MPH with a maximum speed of 25 MPH. LSVs less than 48" in width shall be driven in accordance with the rules and regulations established for GOLF CARTS. LSVs more than 48" in width are prohibited from all walkways and sidewalks.
- 1.8 The term "PEDESTRIAN" means any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle. PEDESTRIAN also includes any person operating a self-propelled wheelchair,

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COMMUNITY OPERATIONS**VEHICLE AND PEDESTRIAN CODE****Traffic Rules and Regulations**

or motorized scooter, tricycle or quadricycle, and by reason of physical disability, is otherwise unable to move about as a person who is afoot.

- 1.9 The term "BICYCLE" means a device upon which any person can ride, propelled exclusively by human power through a belt, chain, or gears, and having one or more wheels.
- 1.10 Roller skates, roller blades, skate boards, razor-type scooters, and similar items may not be used IN LEISURE WORLD.

2.0 APPLICABILITY OF REGULATIONS:

- 2.1 Except as otherwise stated herein, Division 11, Rules of the Road, and Division 12, Equipment of Vehicles, of the most current California Vehicle Code, and all amendments or revisions apply IN LEISURE WORLD to all PEDESTRIANS and persons operating MOTOR VEHICLES or BICYCLES.
- 2.2 The exception to Section 2.1 is that a RESIDENT is not required to have a driver's license to operate a GOLF CART IN LEISURE WORLD.
- 2.3 Registration is not required for GRF service vehicles.
- 2.4 VISITORS are required to observe all regulations regarding the operation of MOTOR VEHICLES and parking within LEISURE WORLD.
- 2.4.1 Commercial vehicles belonging to VISITORS of RESIDENTS which are too large to park within a standard parking space, or create a hazard, except when obviously loading and/or unloading items, must be parked in the parking facility located west of Clubhouse Four, space permitting.
- 2.5 Commercial vehicles must be driven in such a manner as to conform to all regulations with respect to operation of vehicles and parking. Persistent violators of the LEISURE WORLD TRAFFIC RULES AND REGULATIONS may be denied entrance into LEISURE WORLD by management.
- 2.6 RESIDENTS, EMPLOYEES, and VISITORS may not use a handheld cell phone while operating a MOTOR VEHICLE, GOLF CART, or BICYCLE within

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COMMUNITY OPERATIONS**VEHICLE AND PEDESTRIAN CODE****Traffic Rules and Regulations**

LEISURE WORLD as consistent with California state law (effective July 1, 2008).

- 2.6.1 RESIDENTS, EMPLOYEES, AND VISITORS may not wear any headset covering, or any earplugs, in both ears while driving IN LEISURE WORLD. There are exceptions for persons operating authorized emergency vehicles, special construction or maintenance equipment and refuse collection equipment, and for any person wearing personal hearing protectors designed to attenuate injurious noise levels and which do not inhibit the wearer's ability to hear a siren or horn from an emergency vehicle or horn from another MOTOR VEHICLE, and for any person using a prosthetic device which aids the hard of hearing.

3.0 LICENSING, PASSES AND DECAL REQUIREMENTS

- 3.1 Any person operating a MOTOR VEHICLE IN LEISURE WORLD shall be required to have a valid Driver's License in their possession when operating said MOTOR VEHICLE and is further required to present such license to any member of the Security Department upon request.
- 3.2 VEHICLES including golf carts and LSVs owned by a RESIDENT or GRF or Los Alamitos Medical Center (LAMC) EMPLOYEE must have a valid decal issued by the Security Department displayed on the windshield.
- 3.3. Issuance of a RESIDENT, EMPLOYEE or clergy decal by Security Department personnel will be contingent upon presentation of the following:
- 3.3.1 Current vehicle registration listing the Leisure World RESIDENT or EMPLOYEE as owner.
- 3.3.2 Current RESIDENT or EMPLOYEE identification card.
- 3.3.3 Clergy must show Driver's license, current vehicle registration, and car license number.
- 3.4 Decals must show a month and year of expiration in order to be valid.

COMMUNITY OPERATIONS**VEHICLE AND PEDESTRIAN CODE****Traffic Rules and Regulations**

- 3.5 Any applicant for a business, domestic (caregiver) or clergy pass who intends on operating a MOTOR VEHICLE IN LEISURE WORLD shall be required to present a valid Driver's License and current registration.

4.0 AREAS OF AUTHORIZED USE FOR MOTOR VEHICLES:

- 4.1 Except as provided in Sections 8.2, 8.3, 8.4, and 8.5, no MOTOR VEHICLE shall be operated IN LEISURE WORLD except on streets, driveways, and designated parking areas designed for such use.

5.0 SPEED LIMITS:

- 5.1 Drivers of all MOTOR VEHICLES, including bicycles, golf carts, LSVs, etc. shall not exceed 25 miles per hour (MPH) or the posted speed limit.

6.0 USE OF DIRECTIONAL SIGNALS AND HEADLIGHTS:

- 6.1 Drivers of all MOTOR VEHICLES, including bicycles, golf carts, LSVs, etc., must signal intent of directional change (including emerging onto roadway from parked position) by use of electric or approved hand signal.
- 6.2 All MOTOR VEHICLES driven on roadways at night must have headlights on.
- 6.2.1 All MOTOR VEHICLES must have headlights on when windshield wipers are in operation.
- 6.3 All MOTOR VEHICLE drivers approaching and/or entering any Leisure World gate are asked to place their vehicle's headlights in the parking light position in order to provide better visibility for the gate guard.
- 6.4 All MOTOR VEHICLE drivers attempting to make a U-turn IN LEISURE WORLD shall have an unobstructed view for 200 feet in both directions.

7.0 PARKING:

COMMUNITY OPERATIONS

VEHICLE AND PEDESTRIAN CODE

Traffic Rules and Regulations

- 7.1 MOTOR VEHICLES may be parked against a curb or sidewalk so designated as a parking area in Section 7.2. At no time may a MOTOR VEHICLE be parked with any portion of the MOTOR VEHICLE on a sidewalk.
- 7.2 For the purpose of identifying parking limitations, the following curb markings shall be applicable:
- a. **Red Curb:** No parking
 - b. **Green Curb:** Not to exceed 15 or 30 minutes (unlimited parking in green zone with handicapped placard). *Green zones are conveniently located in areas where short parking intervals are help to RESIDENTS, such as the Pharmacy and Health Care Center. Usually these are 15- or 30-minutes zones, but vary as marked.
 - c. **Yellow Curb:** Loading and unloading only.
 - d. **Blue Curb:** Disabled persons parking only.
 - e. **Unpainted:** Parking permitted unless posted.
 - f. **Fire Hydrants:** Red curbing for a maximum of 15 feet on both sides of the fire hydrant.
 - g. **Mail Boxes:** Red curbing for a maximum of 15 feet on both sides of the mail box.
 - h. **Bus Stops:** Red curbing for a maximum of 60 feet to provide for loading and unloading of buses.
 - i. **Intersections:** On request, the curbing on Trust street intersections may be painted red for a distance of 30 feet away from the intersection. Street intersections include intersections between Trust streets and carport driveways, parking lots and other vehicular entrance points.
 - j. **Emergency and Service Access:** On request, areas on Trust streets may be painted red for a distance of 10 feet in front of a walkway area to allow emergency vehicle access where structures restrict turning radius.
 - k. **Narrow Traffic Lanes:** Parking shall **not** be permitted on roadway sections where traffic lanes are less than 16 feet from curbing to lane marking. The curbing in these areas shall be painted red.
- 7.3 MOTOR VEHICLES shall be parked as close to the curb as is practical in a parallel position, but in no event further than 12 inches from said curb (unless otherwise directed in the case of diagonal or other parking as indicated by painting striping).
- 7.3.1 Parking on all Trust Streets (streets having names) shall be in the direction of the flow of traffic in all cases of parallel parking.

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COMMUNITY OPERATIONS**VEHICLE AND PEDESTRIAN CODE****Traffic Rules and Regulations**

- 7.4 Parking areas on the west and east sides of the Amphitheater are designated EMPLOYEE parking spaces during business hours. RESIDENTS are prohibited from using the EMPLOYEE spaces during business hours.
- 7.4.1 Certain parking spaces in the north and east areas of the lot are painted green to indicate a limited parking time for MOTOR VEHICLES belonging to RESIDENTS and business VISITORS, or left unpainted to indicate availability to non-employees for a longer time frame. Non-resident parking is allowed at the green-curbed, 20-minute parking slots only. MOTOR VEHICLES belonging to non-residents may not be parked in the Amphitheater parking lot. The northwest corner of the Amphitheater parking lot is a "no parking" area. The first two spaces due east are green-striped, limited time parking spaces.
- 7.4.2 Parking spaces in the Health Care Center parking lot, unless otherwise marked, will be for RESIDENTS of Seal Beach Leisure World during business hours.
- 7.5 Overnight parking is not allowed by RESIDENTS or guests in the Health Care Center, Clubhouse Five, or Clubhouse Six parking lots. Parking is permitted for up to 72 hours in the parking lots of Clubhouse One, Two, Three, and Four, and the Amphitheater (except the RV area – see Section 7.13).
- 7.6 Parking on the curb or sidewalk by any MOTOR VEHICLE or trailer other than certain EMPLOYEE vehicles is prohibited at all times.
- 7.7 Washing vehicles on the streets IN LEISURE WORLD is prohibited at all times.
- 7.8 Carports are the responsibility of the respective Mutual Corporations. See policy series 7502 for details.
- 7.9 Any vehicle without proof of registration or with an expired registration may not be parked on Trust Streets.
- 7.10 RESIDENTS' vehicles without a Seal Beach Leisure World decal may not be parked on Trust Streets.

COMMUNITY OPERATIONS**VEHICLE AND PEDESTRIAN CODE****Traffic Rules and Regulations**

- 7.11 Trailers not connected to a vehicle may not be parked on Trust Streets (RV – See Section 7.13).
- 7.12 RESIDENT owners may park their RV in front of their apartment, or as near to their apartment as is safely possible, for up to 48 hours for the purpose of loading or unloading. Mutual Seventeen Only: Mutual Seventeen resident owners/lessees and their guests only may park their RV in front of their condo, or as near to their condo as is safely possible, for up to 72 hours for the purpose of loading and unloading.
- 7.12.1 VISITORS may park their RV in front of their RESIDENT host's apartment, or as near as is safely possible, for up to 7 days PROVIDED the host notifies the Security Department AND posts the host RESIDENT'S name and telephone number in a conspicuous place in the right front window, or windshield in the case of a MOTOR VEHICLE.
- 7.12.2 For the purpose of providing additional room for VISITORS, RESIDENT owners may park their RV in front of their apartment, or as near as is safely possible, for up to 7 days PROVIDED the RESIDENT notifies the Security Department AND posts their name and telephone number in a conspicuous space in the right window of the vehicle.
- 7.12.3 RVs may not be parked on any curb or walk, or any place that any other vehicle may not legally park. Hoses or electric cords may not be passed to such vehicle across any walkway or roadway, nor can anything be discharged from a RV onto the ground, pavement or into any open container. Exterior protruding items, such as steps or louvered windows, are not allowed.
- 7.13 The Security Department reserves the right to have an RV relocated to the west side of the Clubhouse Four parking lot if, in its judgment, the parking of the RV causes a hazard or definite inconvenience to neighbors.
- 7.14 RESIDENT owners or visitors may park their RV or detached RV in the parking lot west of Clubhouse Four for up to 14 days PROVIDED that the name of the owner of the vehicle and the telephone number of the RESIDENT host, in case of visitors, is posted conspicuously in the right front window of the trailer or in the windshield of the RV. In all cases, the Security Department must be notified

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immediately of such parking. Extensions may be granted by the Security and Transportation Manager for humanitarian purposes.

7.14.1 Visitors who park their RV in the parking lot west of Clubhouse Four may not house a pet.

7.14.2 RVs that are equipped with generators must park along the south wall or in the center of the lot.

7.14.2.1 Generators shall not be operated before 8:00 a.m. or after 9:00 p.m.

7.15 Making non-emergency repairs to any MOTOR VEHICLE IN LEISURE WORLD is not permitted.

8.0 GOLF CARTS AND LSVs (Low-Speed Vehicles):

8.1 LSVs shall follow all the provisions of the California Vehicle Code and the regulations listed in the Leisure World Seal Beach Traffic Rules and Regulations and the policies of the Mutual Corporations. A Leisure World vehicle decal is required on all GOLF CARTS and LSVs.

8.1.1 LSVs must meet federal Motor Vehicle Safety Standards, Title 49, Part 571 Subpart B, Section 571.500, S1 through S5 (a), S5 (b) 1 through 10.

8.1.2 GOLF CARTS or LSVs used during night operations must have headlights, brake lights, and directional signals.

8.2 Driving a GOLF CART or LSV less than 48" in width on a sidewalk shall be permissible only from the point of origin to the nearest driveway or place of exit to the street.

8.2.1 Driving a LSV more than 48" in width is prohibited on all walkways and sidewalks.

8.3 While driving a GOLF CART or LSV less than 48" in width on a Trust street, walkway, or sidewalk, the driver of the GOLF CART or LSV less than 48" in width shall yield the right of way to all PEDESTRIANS and shall not, under any

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circumstances, travel at a speed greater than is reasonable and prudent, having due regard for the safety of all PEDESTRIANS on the sidewalk.

- 8.4 Maintenance MOTOR VEHICLES, when utilized by EMPLOYEES for the purpose of providing maintenance service to Leisure World Mutual Corporations, shall be permitted to travel on sidewalks, lawns, and walkways as necessary to efficiently provide such maintenance services. Maintenance MOTOR VEHICLES shall not be operated at such a speed as to pose a hazard to PEDESTRIANS and, unless unavoidable due to emergency maintenance, said MOTOR VEHICLES shall not be parked so as to block any normal PEDESTRIAN right of way, i.e., sidewalk, walkway or carport.

8.4.1 Gasoline-powered vehicles are prohibited from using sidewalks adjacent to Trust streets. EXCEPTION: golf carts, medical emergency vehicles belonging to the Health Care Center; service vehicles belonging to the Golden Rain Foundation; and service vehicles belonging to contractors or vendors that are designed for sidewalk use and are doing business with RESIDENTS or Mutual Corporations.

- 8.5 ANY VISITOR driving a GOLF CART or LSV must have a valid driver's license and be accompanied by a RESIDENT.

9.0 BICYCLES (NON-MOTORIZED):

- 9.1 While riding a BICYCLE on a street or sidewalk, the rider has the responsibility of following the safety rules listed herein.
- 9.2 While riding a BICYCLE on a sidewalk, the rider shall yield the right of way to all PEDESTRIANS and shall not, under any circumstances, travel at a speed greater than is reasonable and prudent, having due regard for the safety of all PEDESTRIANS on the sidewalk.
- 9.3 Any BICYCLE owned by a Leisure World RESIDENT may be registered with the Security Department.
- 9.4 BICYCLES may not be ridden within the confines of Clubhouses. BICYCLES must be walked in internal corridors, under roof overhangs, and in breezeways.

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- 9.5 The following equipment is required while riding a BICYCLE on a street or sidewalk IN LEISURE WORLD:
- 9.5.1 A brake which enables the operator to make one braked wheel skid on dry, level, and clean pavement.
 - 9.5.2 Handlebars that are not raised so high that the operator must elevate their hands above the level of their shoulders in order to grasp the normal steering grip area.
- 9.6 BICYCLES shall not be of a size as to prevent the operator from safely stopping the BICYCLE, supporting it in an upright position with at least one foot on the ground, and restarting it in a safe manner.
- 9.7 BICYCLES operated during darkness shall be equipped with the following:
- 9.7.1 A lamp emitting a white light that illuminates the street or sidewalk and is visible from a distance of 300 feet to the front and sides of the bicycle.
 - 9.7.2. A red reflector mounted on the rear of the BICYCLE which is visible from a distance of 500 feet to the rear of the vehicle.
 - 9.7.3 A white or yellow reflector mounted on each pedal which is visible from 200 feet to the front and rear of the BICYCLE, except BICYCLES which are equipped with reflectorized tires on the front and rear need not be equipped with side reflectors. All reflectorized tires must meet DMV requirements.
 - 9.7.4 A lamp or lamp combination, emitting a white light attached to the operator and visible from a distance of 300 feet in front and from the sides of the BICYCLE, may be used in place of the lamp attached to the BICYCLE.
- 9.8 When operating a BICYCLE at a speed less than the normal speed of traffic moving in the same direction at such time, the rider shall ride as close as practicable to the right-hand curb or edge of the roadway except under any of the following situations:

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- a. When overtaking and passing another BICYCLE or MOTOR VEHICLE proceeding in the same direction.
 - b. When preparing for a left turn at an intersection or into a driveway.
 - c. When reasonably necessary to avoid conditions (including, but not limited to, fixed or moving objects, bicycles, pedestrians, animals, surface hazards, or substandard width lanes) that make it unsafe to continue along the right-hand curb or edge. For purposes of this section, a “substandard width lane” is a lane that is too narrow for a bicycle and a vehicle to travel safely side by side within the lane.
- 9.9 Any person operating a BICYCLE on a one-way street with two or more marked traffic lanes may ride as near the left-hand curb or edge of the roadway as practicable.
- 9.10 Signals by hand and arm shall be given in the following manner:
- 9.10.1 *Left turn* – Left hand and arm extended horizontally beyond the side of the BICYCLE.
 - 9.10.2 *Right turn* – Left hand and arm extended upward beyond the side of the BICYCLE or right hand and arm extended horizontally to the right side of the BICYCLE.

10.0 PEDESTRIANS IN ROADWAYS:

- 10.1 Every PEDESTRIAN upon a roadway shall yield the right-of-way to all vehicles upon the roadway so near as to constitute an immediate hazard.
- 10.1.1 The driver of a MOTOR VEHICLE shall yield the right-of-way to a PEDESTRIAN crossing the roadway within any marked crosswalk or within any unmarked crosswalk at an intersection, except as otherwise provided in these rules and regulations.
 - 10.1.2 This section does not relieve a PEDESTRIAN from the duty of using due care for his or her safety. A PEDESTRIAN may not suddenly leave a curb or other place of safety and walk or run into the path of a MOTOR VEHICLE that is so close as to constitute an immediate hazard. A PEDESTRIAN may not unnecessarily stop or delay traffic while in a marked or unmarked crosswalk.

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- 10.1.3 The driver of a MOTOR VEHICLE approaching a PEDESTRIAN within any marked or unmarked crosswalk shall exercise all due care and shall reduce the speed of the vehicle or take any other action relating to the operation of the MOTOR VEHICLE as necessary to safeguard the safety of the PEDESTRIAN.
- 10.1.4 Section 10.1.2 does not relieve a driver of a MOTOR VEHICLE from the duty of exercising due care for the safety of any PEDESTRIAN within any marked or unmarked crosswalk or within any unmarked crosswalk at an intersection.
- 10.2 Whenever any MOTOR VEHICLE has stopped at a marked or unmarked crosswalk at an intersection to permit a PEDESTRIAN to cross the roadway, the driver of any other vehicle approaching from the rear shall not overtake and pass the stopped vehicle.
- 10.3 A PEDESTRIAN may not walk upon any roadway if a sidewalk is available.
- 10.4 A totally or partially blind PEDESTRIAN who is carrying a predominantly white cane (with or without a red tip), or using a guide dog, shall have the right-of-way.

11.0 REPORTING ACCIDENTS:

- 11.1 The driver of any MOTOR VEHICLE or BICYCLE involved in any accident resulting in death or injury to any person shall immediately stop and notify the Seal Beach Police Department and the Security Department of their identity and the particulars of the accident.
- 11.2 The driver of any MOTOR VEHICLE or BICYCLE involved in any accident resulting in damage to property, including a MOTOR VEHICLE, shall identify themselves to the owner or individual in control of said property, if present, within twelve (12) hours, and they shall notify the Leisure World Security Department of their identity and the particulars of the accident within twelve (12) hours. This shall be in addition to any laws established by the State of California.

12.0 TOWING POLICY

(Apr 08)

COMMUNITY OPERATIONS**VEHICLE AND PEDESTRIAN CODE****Traffic Rules and Regulations**

- 12.1 The Security Department has been authorized by the Boards of Directors to enforce the traffic rules of this community in compliance with Vehicle Code Section 22658, which may result in the towing of a vehicle at the vehicle owner's expense. The Security Department is authorized to tow abandoned, stored, and/or inoperable vehicles after requesting compliance to remove the vehicle. If no compliance is made within ten (10) days of written or verbal notification, vehicle will be subject to tow. When impossible to notify owner, MOTOR VEHICLE may be towed twenty-one (21) days after Security Department issues a citation.
- 12.2 MOTOR VEHICLES parked in a no parking zone, in handicapped spaces without a proper placard, in properly-posted construction zones, in front of fire hydrants, or that are blocking entrances and exits, may be towed immediately at the registered owner's expense.
- 12.3 MOTOR VEHICLES leaking gasoline, oil, or any other hazardous fluid may be towed, at owner's expense, if owner cannot be found.

Also see Policies 1909, 1909.1, 1909.2, 1911, and 1914 which relate to speed limits, one-way streets and handicap parking

COMMUNITY OPERATIONS

VEHICLE AND PEDESTRIAN CODE

Traffic Rules and Regulations

MUTUAL CONCURRENCE

One: 11-19-09
 Two: 12-15-09
 Three: 12-09-09
 Four: 11-18-09
 Five: 11-18-09
 Six: 11-24-09
 Seven: 11-20-09
 Eight: 11-23-09
 Nine:
 Ten: 01-27-10

MUTUAL CONCURRENCE (Cont'd.)

Eleven: 12-04-09
 Twelve:
 Fourteen: 04-27-10
 Fifteen: 11-16-09
 Sixteen: 11-16-09
 Seventeen: 12-08-09 (as amended under Section 7.12)

POLICY

Adopted: 15 Apr 08

(Apr 08)

**GOLDEN RAIN FOUNDATION
Seal Beach, California**

VEHICLE PARKING POLICY

PARKING RULES FOR TRUST PROPERTY

The following Parking Rules are strictly enforced and are applicable to all persons controlling or operating vehicles on any TRUST PROPERTY regulated by the Golden Rain Foundation (GRF) of Seal Beach. This refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

Per the Occupancy Agreements for Mutuals 1-12, 14-16 and Mutual 17 CCRs: all Shareholder/Members are solely responsible for the actions of their guests and employees, therefore they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these policies when appropriate, such as maintenance or security vehicles assisting first responders or providing emergency services to a Shareholder/member unit or GRF TRUST PROPERTY.

1. PREFACE

In order to promote safety, all drivers and pedestrians shall follow the same parking rules as are required on public streets, unless otherwise specified herein.

2. DEFINITIONS

Words appearing in ALL CAPITAL LETTERS are defined in this section.

2.1. ALTERNATIVE DISPUTE RESOLUTIONS (ADR)

A method of resolving disputes other than by litigation involving a neutral third party pursuant to Civil Code Sections 5925-5965.

2.2. ASSIGNED PARKING

A defined parking location that has been designated for the use of a specific individual or group by the GRF.

2.3. BICYCLE/TRICYCLE

A device with 2 or 3 wheels, respectively, upon which any person can ride propelled exclusively by human power through a belt, chain or gears.

2.4. CAREGIVER

A non-shareholder/member hired or identified by a Shareholder/ Member as providing part-time or full-time care. This person must be registered with Stock Transfer.

2.5. COMMERCIAL VEHICLES

A motor vehicle of a type required to be registered and used or maintained for the transportation of persons for hire, compensation, or

VEHICLE PARKING POLICY

PARKING RULES FOR TRUST PROPERTY

profit or designed, used, or maintained primarily for the transportation of property. A COMMERCIAL VEHICLE shall also mean any type of vehicle, which includes without limitation, a truck, van or trailer that has one or more of the following traits:

- 2.5.1.** Larger than one (1) ton carry weight;
- 2.5.2.** Bares a prominent business name or advertisement. If the graphic medium is removable, such as a magnetically attached sign, this element does not apply when all such signage is removed and stored out of view;
- 2.5.3.** Normally employed or designed for commercial business use, whether or not a business name or advertisement is displayed.
- 2.5.4.** Racks, materials, ladders, tool boxes and/or tools are visible on the exterior of the vehicle;
- 2.5.5.** Used to haul any hazardous materials;
- 2.5.6.** Designed to carry more than 15 passengers.

2.6. DUE PROCESS

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

2.7. ELECTRIC BICYCLE

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

2.8. GOLF CART

A motor vehicle having not less than three wheels in contact with the ground, having an unladen weight of less than 1,300 pounds, which is designated to be and is operated at no more than 20 mph, and has a maximum width of 48".

2.9. INTERNAL DISPUTE RESOLUTION (IDR)

An internal due process procedure offering an opportunity for both sides to meet and confer in good faith in an effort to resolve a dispute and reach a resolution of alleged violations of community rules.

A motor vehicle which is designed to travel in excess of 20 MPH with a maximum speed of 25 MPH. LSV's less than 48" in width shall be driven in accordance with the rules and regulations established for Golf Carts. LSV's that are more than 48" in width are prohibited from all walkways

VEHICLE PARKING POLICY

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and sidewalks.

2.10. MOBILITY SCOOTER

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

2.11. MOTORCYCLE

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

2.12. MOTOR-DRIVEN CYCLE

A motor-driven cycle has 149cc or less engine size (CVC §405) and has to be registered.

2.13. NON-RESIDENT

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

2.14. PARKING PERMIT BINDER

A register maintained by the Security Department to document vehicles granted a limited exception to certain parking rules.

Examples: Extended RESIDENT'S absence, overnight RV parking, late night calls for overnight guests without a parking permit.

2.15. PARKING RULES VIOLATION PANEL (PRV)

The GRF Board of Directors (BOD) has established a committee consisting of three (3) GRF directors and an alternate as may be designated from time to time by the BOD and assigned to meet on a rotating schedule to hear Shareholder/Member disputes regarding Parking RULES VIOLATIONS NOTICES issued by Security Department.

2.16. PEDESTRIAN

Any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle. This also includes any person operating a self-propelled wheelchair, motorized scooter, tricycle or quadricycle.

2.17. PROHIBITED VEHICLES

2.17.1. Aircraft;

2.17.2. Boats, personal watercraft, and their trailers, except as allowed in Section 3.8 – Recreational Vehicles Restricted;

2.17.3. INOPERABLE VEHICLE: a vehicle that lacks a functioning

VEHICLE PARKING POLICY

PARKING RULES FOR TRUST PROPERTY

engine or transmission, or non-functioning wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways;

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

2.17.5. UNAUTHORIZED VEHICLE: Use of a motor vehicle in the community without consent of GRF or at least one of the Mutuels;

2.17.6. UNREGISTERED VEHICLE: no current valid State registration; or

2.17.7. Vehicle designed to carry 12 or more passengers.

EXCEPTION:

Buses or limousines to load or offload passengers with approval from the Security Department or Recreation Departments.

2.18. RECREATIONAL VEHICLE (RV)

A motor vehicle or trailer for recreational dwelling purposes; a motor home or other vehicle with a motor home body style which has its own motor power or is towed by another vehicle.

EXCEPTION:

Van camper conversions.

2.19. RESERVED PARKING

A parking location that is marked as such by a sign, or curb or pavement marking is set-aside for use only by the designated user(s).

2.20. RULES VIOLATION NOTICE (CITATION)

A written notification of a violation of GRF parking policies placed on the violating vehicle. This information is forwarded to the related mutual president.

DEFINITIONS (Con't)

2.21. TRUST PROPERTY

All land operated by the GRF on behalf of the Mutuels.

2.22. TRUST STREETS

Streets with names.

2.23. UNASSIGNED PARKING

VEHICLE PARKING POLICY

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Not an ASSIGNED PARKING space.

2.24. UNAUTHORIZED VEHICLE

A vehicle not permitted to be on TRUST PROPERTY.

2.25. VEHICLE USED FOR RECREATION (VUFR)

Boats, boat trailers, all-terrain vehicles (ATVs), trailers used to transport ATVs.

3. RULES FOR PARKING

3.1. PROHIBITED VEHICLES

3.1.1. No PROHIBITED VEHICLE shall be parked on TRUST PROPERTY.

3.1.2. At no time, shall any vehicle be parked on TRUST PROPERTY if it is leaking any fluids.

EXCEPTION:

Clear Water

3.1.3. Any of these types of vehicles are subject to immediate towing at the owner's expense. See Section 6 – Towing Policy.

3.2. TEMPORARY PARKING PERMITS

3.2.1. The following Parking Permits are issued by Security Department

3.2.2. All Parking Permits must be displayed on dashboard of vehicle or on the king pin of a fifth wheel or the tongue of a trailer:

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

3.2.2.2. Guest of Shareholder/Member;

3.2.2.3. Overnight Parking Permit at request of Shareholder/Member for Guest.

3.3. GENERAL PARKING RULES

3.3.1. Park Safely – At no time may a vehicle be parked in a manner creating a traffic hazard.

3.3.2. No animal or child is allowed to be left alone in any parked vehicle on TRUST PROPERTY. Animal Control or Seal

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Beach Police will be called immediately in either circumstance.

- 3.3.3.** Fire Hydrant – At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner’s expense. See Section 6 – Towing Policy.
- 3.3.4.** Sidewalk – No vehicle may be parked with any portion of it on a sidewalk.
- 3.3.5.** Off Pavement – At no time may a vehicle be parked with any portion of it off pavement.
- 3.3.6.** Curb or Parking Stall – Vehicles may park in a designated parking stall or along a curb or sidewalk, unless otherwise provided herein.

Vehicles on a two-way travel roadway must be parked with the passenger side wheels within 18 inches of the curb or sidewalk.

- 3.3.6.1.** Vehicle must be parked completely within the marked boundaries of a parking space
- 3.3.6.2.** A vehicle may be parked in a location that is not a marked stall; however, at no time may it be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.
- 3.3.6.3.** Any vehicle without proof of current valid State registration may not be parked on TRUST PROPERTY at any time.
- 3.3.6.4.** Any vehicles without a Seal Beach Leisure World decal on windshield or pass may not be parked on TRUST PROPERTY.
- 3.3.6.5.** Trailers not connected to a vehicle are not permitted to be parked on TRUST STREETS.
Such trailers may be parked in the Permit section at Clubhouse 4 only with a permit issued by the Security Department.
- 3.3.6.6.** Pods, moving trailers or similar portable storage units are not permitted on TRUST PROPERTY without Security Department authorization.

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3.3.6.7. Vehicles in violation are subject to immediate tow away at owner's expense. See Section 6 – Towing Policy.

3.4. PARKING ZONES

3.4.1. Red Zones – Vehicles in violation are subject to immediate tow away at owner's expense. See Section 6 – Towing Policy.

3.4.1.1. Fire Hydrant or Fire Lane: No person shall park or leave standing any vehicle within 15 feet of a fire hydrant even if the curb is unpainted.

3.4.1.2. Non-Fire Lanes: A vehicle may not be left unattended.

3.4.1.3. Bus Stops: No person shall park or leave standing any vehicle within 30 feet on bus stop side of the street to provide for loading and unloading of buses.

3.4.1.4. Drive-up Mail Boxes: No person shall park or leave unattended any vehicle within 15 feet of the mail box.

3.4.2. Blue Zone (Handicapped): Vehicles must display a valid, government-issued disabled (handicapped) license plate or placard.

3.4.3. Green Zone: Parking may not exceed time limit posted by sign or curb marking.

EXCEPTION:

Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government-issued disabled (handicapped) license or placard.

3.4.4. White Zone: Passenger loading and unloading only. Time limit: 30 minutes.

3.4.5. Yellow Zone: Commercial vehicle loading and unloading only: 30 minutes.

3.4.6. Unpainted: Parking is permitted up to 96 hours, unless otherwise restricted.

3.5. RESIDENT'S PARKING

A RESIDENT'S vehicle (not RV or VUFR) may be parked for no more than 96 hours in one location without first notifying the Security Department.

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3.6. NON-RESIDENT PARKING

NON-RESIDENT vehicles are not eligible for extended parking privileges without permit issued by the Security Department.

3.6.1. Any violation of this section may result in vehicle being towed at the owner's expense. (see Section 6 - Towing Policy)

3.7. CAREGIVER PARKING

A CAREGIVER may park on TRUST PROPERTY only when a copy of the CAREGIVER pass is displayed on the dashboard of the vehicle.

For Caregiver parking rights, the person must be registered with the GRF Stock Transfer office.

3.8. CONTRACTOR AND SERVICE VEHICLE PARKING

3.8.1. Contractors' vehicles must comply with all rules set forth herein and must not obstruct or park on the sidewalk.

3.8.2. Contractor and service vehicles, including personal vehicles driven by workers shall not be parked on TRUST PROPERTY (TRUST STREETS included) overnight without a permit.

3.9. OVERNIGHT PARKING PERMITS

3.9.1. RESIDENT overnight parking is prohibited without a Security Department issued vehicle decal or Overnight Parking Permit.

3.9.2. COMMERCIAL VEHICLES, equipment, and materials utilized in authorized activities conducted for the Mutual, or its RESIDENTS overnight parking is not permitted without an Overnight Parking Permit issued by the Security Department.

EXCEPTION:

COMMERCIAL VEHICLES parked in assigned rental spaces in Allen's Alley by Clubhouse 2.

3.9.3. The Overnight Parking Permit must be displayed face-up on the driver side dashboard of the MOTOR VEHICLE, or prominently affixed to the front of trailers or equipment.

3.9.4. The following vehicles and equipment are prohibited from parking on TRUST STREETS at any time between the

VEHICLE PARKING POLICY

PARKING RULES FOR TRUST PROPERTY

hours of 12:00 a.m. and 7:00 a.m. unless otherwise addressed in this policy:

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

3.9.4.2. Recreational Vehicle – except as provided below in Section 3.10 – “Recreational Vehicles Restrictions.”

3.9.4.3. COMMERCIAL VEHICLE, construction/maintenance equipment, storage and disposal units, building materials.

3.10. RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR) RESTRICTIONS

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

3.10.1. RV parked at any TRUST PROPERTY facility **MUST** have Security Department issued decal or a Parking Permit.

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

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

3.10.4. RV or VUFR must be parked with engine and accessory equipment (e.g. exterior lights, air conditioner, audio and video equipment) shut off.

The generator may ONLY be used between the hours of 8:00 a.m. and 8:00 p.m. while loading or unloading the vehicle.

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

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

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

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

3.11. “FOR SALE” SIGNS

"For Sale" signage shall not be displayed on any vehicle on TRUST

VEHICLE PARKING POLICY

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PROPERTY.

3.12. REPAIRS

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

3.13. WASHING

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

EXCEPTION:

NON-RESIDENTS shall not be permitted to wash their vehicle anywhere on TRUST PROPERTY.

4. TRUST PROPERTY PARKING AREAS

4.1. CLUBHOUSE ONE

- 4.1.1. Parking next to the Wood Shop is prohibited between 11:00 p.m. and 7:00 a.m.
- 4.1.2. Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the west side of the clubhouse (Burning Tree).
- 4.1.3. Parking is permitted up to 72 hours in the lot across from the clubhouse next to the golf course.

4.2. CLUBHOUSE TWO

- 4.2.1. Parking next to the Wood Shop and car wash is prohibited between 11:00 p.m. and 7:00 a.m.
- 4.2.2. Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the east side of the clubhouse (El Dorado).
- 4.2.3. Parking is permitted up to 72 hours in the lot between the clubhouse and the RV lot.

4.3. CLUBHOUSE THREE & FOUR

4.3.1. Permit Parking

The three (3) approved locations within the Clubhouse 4 parking lot are for temporary RV and VUFR use, subject to the terms and conditions noted in this policy.

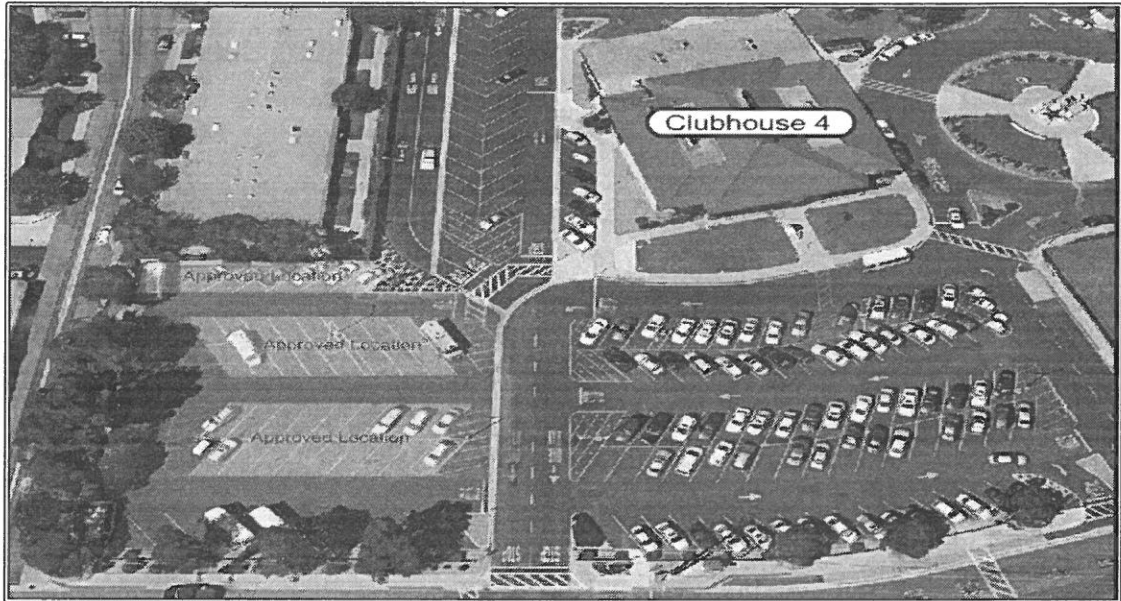
VEHICLE PARKING POLICY

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Available permit parking is limited. Spaces are allotted on a “first come first served” basis.

EXCEPTION:

The Radio Club Yellow Emergency Van



4.3.2. Identification

All RVs and VUFRs must be registered with the Security Department and display the Parking Permit in order to park in the noted locations. If the RV or VUFR does not have a windshield, the identification must be placed on the king pin of a fifth wheel or the tongue of a trailer.

4.3.3. RVs and VUFRs

4.3.3.1. Shareholders/Members and Guests may park a RV or VUFR temporarily in the noted locations for the purpose of loading and unloading, and preparing the vehicle for travel or storage subject to these Rules and Regulations of the GRF.

4.3.3.2. Notification – Shareholders/Members and Guests must notify Security Department immediately when entering the community with their RV or VUFR. This notification is required

VEHICLE PARKING POLICY

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in order to park temporarily for a term as follows:

4.3.3.3. Maximum Consecutive Nights

Shareholders/Members may park one (1) RV or VUFR at a time temporarily in the approved location within the Clubhouse 4 parking lot for a maximum of 21 days at no charge. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

Guests may park one (1) RV or VUFR at a time temporarily in the approved location within the Clubhouse 4 parking lot for a maximum of 14 days at no charge. An additional 7 seven days are available with a fee. See section below. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

4.3.3.4. In the event of an unexpected medical and or mechanical emergency the Security Chief or the Executive Director may grant a limited extension not to exceed 72 hours.

EXCEPTION:

Watch Commander may grant extension until return of the Security Chief or Executive Director.

4.3.3.5. The Security Chief must make a monthly report of all permitted vehicles to the Security Bus and Traffic Committee (SBT).

4.3.3.6. Failure to comply may result in towing of the vehicle at the owner's expense.

4.3.4. Use of an RV or VUFR

4.3.4.1. Shareholder/Members and Guests may live in a RV or VUFR parked in the community for a maximum of seven (7) days. This includes sleeping, cooking or any other activities not associated with preparation of the vehicle for

VEHICLE PARKING POLICY

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travel or storage.

4.3.4.2. No animal or child shall be left alone in a vehicle at any time.

4.3.5. Safety Requirements – All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in community.

4.3.6. Parking Fees for RV or VUFR

4.3.6.1. Shareholder/Member: First twenty-one (21) days – No Charge.

4.3.6.2. Guest of Shareholder/Member:

There is no charge for the first fourteen (14) days.

The following seven (7) days will be charged at rate of \$20.00 per day.

4.3.6.3. Payment will be collected by the Security Department at the time the Parking Permit is issued.

4.4. BUILDING FIVE, CLUBHOUSE SIX, HEALTHCARE CENTER, ADMINISTRATION AND ALLEY

No overnight parking is permitted.

EXCEPTIONS:

Security Vehicles;

CARE ambulances;

Pharmacy delivery vehicles; and

Two (2) Healthcare Vehicles

4.5. AMPHITHEATER

4.5.1. Parking is permitted in all other areas around these two clubhouses up to 72 hours.

4.5.2. No Shareholder/member may park in any space marked for "Staff" or HCC at any time.

EXCEPTION:

"Staff" or HCC parking may be used 1 hour before, during and 1 hour after evening and weekend Amphitheater programs.

4.5.3. The parking space designated for the HCC 24-Hour Nurse may never be used by anyone except that employee.

VEHICLE PARKING POLICY

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5. BICYCLES/TRICYCLES

BICYCLES or TRICYCLES may not be parked in any manner interfering with foot or vehicle traffic. Bicycles must be parked utilizing parking racks where provided. GRF 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.

6. TOWING

The Security Department will take steps to identify the owner and make contact. Failure to contact the vehicle owner shall not affect GRF's ability to tow any vehicle in violation of these rules or posted signage.

6.1. Immediate Towing Situation

A vehicle parked in either Red Zone "Fire Lane" or "Fire Hydrant."

6.2. Red Ticket Towing Notice

The vehicle has been issued a notice of parking violation, and 96 hours have elapsed since the issuance of that notice.

7. DUE PROCESS

Due Process is a set of procedures of increasing stages of formality and associated additional costs to both parties.

7.1. Internal Dispute Resolution (IDR) Process

7.1.1. Person charged with the violation (Violator) can pay the fine. The citation has the fines for parking violations on the reverse side of the form.

7.1.2. The Violator has the right to contest the "rules violation" in writing to the Parking Rules and Violations Panel (PRV) within ten (10) business days of the date of the violation,

7.1.3. A hearing will be scheduled at the next monthly meeting of the PRV. Hearings will be scheduled once a month on the fourth Monday of the month at 9:00 am.

7.1.4. 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.

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7.1.5. The PRV must be notified ten (10) business days prior to the hearing if interpreter's services are needed and the language required.

7.1.6. Shareholder/Members will be notified in writing of the results of the hearing within 15 business days.

7.2. Notice of Hearing

The written RULES VIOLATION NOTICE (Citation) serves as written notice of the violation and hearing (Civ. Code §5855). The following items will be set forth in the written Violation of Rules:

7.2.1. Description of violation, including time of violation and location and possible penalties (including possible monetary penalties); and

7.2.2. Hearing date, time, and location of Hearing.

7.3. Notice Handout

This document supplements the Citation and must contain the following:

7.3.1. The date, time, and place of the hearing;

7.3.2. The nature of the alleged violation (including the date/time and location) for which a member may be disciplined;

7.3.3. A statement that the member has a right to attend the hearing and present evidence. (Civ. Code §5855(b).);

7.3.4. Notification that a "Failure to Respond" will acknowledge acceptance of the violation and the corresponding fine may be imposed; and

7.3.5. 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/member will bring an interpreter.

7.4. Extensions

The Shareholder/Member may request one extension of the panel hearing under these following circumstances:

7.4.1. An extension of Hearing date at least 48 hours prior to the scheduled PRV hearing with no explanation;

7.4.2. An extension for medical, health or family issues;

7.4.3. The written notification to the PRV panel that the Violator is

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bringing a lawyer. This will require a minimum 30-day extension to insure PRV attorney will be present, or

7.4.4. A second extension may be granted by the PRV.

7.5. PRV Hearing

7.5.1. Defense - The Shareholder/Member 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. Members also have the right to submit their defense in writing rather than make an appearance before the PRV. (Corp. Code §7341(c)(3).)

7.5.2. Lawyers - The Shareholder/Member has a "right" to bring a lawyer to represent them in an IDR hearing. The Shareholder/Member must provide a 30-day written notification to the Panel. The Shareholder/Member may bring an Observer or interpreter.

7.5.3. The Panel Session is a closed meeting. Hearings will be held in executive session. The Shareholder/Member may request an open hearing.

7.5.4. If the Shareholder/Member does not appear at the scheduled meeting without prior notification to the Panel, this will be accepted as agreement by the Shareholder/Member of the validity of the violation and the appropriate fine may be assessed.

7.6. Post-Hearing Due Process

7.6.1. Findings - The PRV panel shall make "findings" to support the panel's decision regarding the alleged violation. Findings may allow for vacating the citation.

7.6.2. The fine is reasonable and rationally related to the operations of the association. The session will include violation number and results of hearing.

7.6.3. Notice of Decision. Notice of the panel's decision must be given by first-class mail within 15 business days following the PRV's decision (Civ. Code §5855(c); Corp. Code §7341(c)(2).) The letter of decision shall include the panel's findings.

7.7. The PRV Panel

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- 7.7.1. GRF must have a published enforcement policy in place as required by law.
- 7.7.2. Panel will meet on the 4th Monday of each month at 9:00 a.m. in Administration Conference Room A.
- 7.7.3. A second meeting will be scheduled if the volume of hearing requests is too large; it will meet on the 4th Wednesday at 1:00 p.m. in Administration Conference Room A.

EXCEPTION:

- 7.7.3.1. Contractors will be adjudicated by Physical Properties Director.
- 7.7.3.2. Health Care Center (HCC) employees will be adjudicated by HCC management.
- 7.7.3.3. GRF employees will be adjudicated by GRF Human Resources Department.

Adopted: 27 Dec 16

**Golden Rain Foundation
Seal Beach, California**

(DEC 2016)

VEHICLE PARKING POLICY

FEES (FINES) FOR PARKING RULES VIOLATIONS ON TRUST PROPERTY

The following Parking Rules Violations Fees (Fines) are strictly enforced and are applicable to all persons controlling or operating vehicles on any TRUST PROPERTY regulated by the Golden Rain Foundation (GRF) of Seal Beach. This refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

Per the Occupancy Agreements for Mutuals 1-12, 14-16 and Mutual 17 CCRs: all Shareholder/Members are solely responsible for the actions of their guests and employees, therefore they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these policies when appropriate, such as maintenance or security vehicles assisting first responders or providing emergency services to a Shareholder/member unit or GRF TRUST PROPERTY.

1. FINES FOR PARKING VIOLATIONS

Fee explanations for Fine table below:

- 1.1 Any animal or child left unattended in a vehicle will be reported immediately to Animal Control or Seal Beach Police.**
- 1.2 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 allows 30 days for resolving the problem.

The fine may be waived by the PRV Panel.
- 1.3 Additional citations may be issued after each 24-hour period.**
- 1.4 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.**

VEHICLE PARKING POLICY**FEES (FINES) FOR PARKING RULES VIOLATIONS ON TRUST PROPERTY**

Violation	1st	2nd and Subsequent
1. Assigned Parking Space	Warning	20.00
2. Blocking Crosswalk	20.00	25.00
3. Expired or Invalid State Vehicle Registration	Fix-It	50.00
4. Flat Tires	Fix-It	25.00
5. "For Sale" sign on Vehicle	Warning	20.00
6. Handicapped Parking without Placard or Handicap I.D. Displayed	100.00*	200.00
7. Hazardous Materials Leaking	50.00	50.00
8. Limited Time Parking	Warning	20.00
9. Maintenance or Repair	Warning	25.00
10. No Valid GRF Vehicle Decal or Parking Permit Displayed	Warning	20.00
11. Parked on Sidewalk or Grass	20.00	25.00
12. RED ZONE: Bus Stop	20.00	25.00
13. RED ZONE: Fire Hydrant	Towed	Towed
14. RED ZONE: Mail Box	20.00	25.00
15. RV or VUFR - Generator Running 8pm – 8am	Warning	50.00
16. RV or VUFR - Jack Support: None or Inadequate	50.00	50.00
17. RV or VUFR Parked Over 48 Hours on TRUST STREET	Warning	40.00
18. Washing any vehicle on Trust Property (except Car Wash areas)	Warning	20.00
19. Washing a Non-resident Vehicle at Car Wash	Warning	20.00

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

EFFECTIVE DATE: January 1, 2017

Adopt: 27 Dec 16

**Golden Rain Foundation
Seal Beach, CA**