

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, October 12, 2017, 9:00 A.M.

- 1 CALL TO ORDER, PLEDGE OF ALLEGIANCE
- 2 ROLL CALL
- 3 INTRODUCTION OF GRF REPRESENTATIVE, GUEST(S), STAFF:
 - 3.1 Mrs. Damoci, GRF Representative
 - 3.2 Mrs. Hopkins, Mutual Administration Director
 - 3.3 Mr. Harper & Mr. Antidel Building Inspector
- 4 SHAREHOLDER'S COMMENTS
- 5 GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT, Mrs. Damoci
- 6 APPROVE MINUTES:
 - 6.1 Approve the Meeting Minutes by Calendar Consent for: September 14, 2017; September 25, 2017.
- 7 BUILDING INSPECTOR'S REPORT, Mr. Harper / Mr. Antidel
 - 7.1 Building permit approvals
 - 7.2 Review Inspector's Report
 - 7.3 Work order approvals
 - 7.4 Invoice approvals
 - 7.5 Review Inspector's RTM Open Project List
- 8 CORRESPONDENCE
- 9 ANNOUNCEMENTS
- 10 MUTUAL ADMINISTRATION DIRECTOR'S REPORT, Ms. Hopkins
- 11 PRESIDENT'S Report, President Gillon
- 12 UNFINISHED BUSINESS
 - 12.1 Purchasing Light Pole replacements for rusted fixtures
 - 12.2 Discuss roof color, temperature, and brand information for 2018 roofing contract

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

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- 12.3 Discuss amended Policy 7502.12 Carport Regulations and Common Area Traffic Policy
- 12.4 Discuss amended Policy 7502.12.1 Adoption of GRF 1927-37 Fines for Parked Vehicles
- 13 NEW BUSINESS
 - 13.1 Allowing Pinnacle to use rotor mowers in the Mutual
 - 13.2 Discuss investment of non-restricted funds
 - 13.3 ID Card Memo and Cards Sign Sheet: To assist with tracking of the cards delivered to shareholders at home.
 - 13.4 GRF Policy 5536.1-333 for Guest Passes: Does the Mutual want to continue with zero (0) additional guest passes
 - 13.5 NSBN LLP. The signing of an engagement letter by the Mutual for the 2017 annual financial audit
 - 13.6 Removing flanges from all building to prevent dry rot
 - 13.7 Curbing to replace flower bed borders building 74
 - 13.8 Building 55 add end pavers under attic access and restore end garden to Mutual plants and sprinklers
 - 13.9 AQMD , Atmospheric Measurements, Dr. Andrea Polidori, allowing equipment in Mutual 12 to monitor the air quality.
- 14 CHIEF FINANCIAL OFFICER'S REPORT, CFO Ferraro
- 15 DIRECTORS' REMARKS
- 16 EXECUTIVE SESSION (in compliance with Civil Code 4935, if required)
- 17 ADJOURNMENT

NEXT MEETING: NOVEMBER 9, 2017

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

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

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NO. TWELVE
September 25, 2017 10:05AM**

CALL TO ORDER:

The Special Meeting of Seal Beach Mutual No. Twelve was called to order by President Gillon at 10:05 AM on Monday, September 25, 2017 in the Physical Property Conference Room.

ROLL CALL:

Those members present were: President Gillon, CFO Ferraro, Directors Woodruff and Anderson

Absent were: Secretary Sprague, Vice President Carson

Also Present: David Rudge, GRF Project Coordinator

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

David Rudge discussed roofing manufacturer's with the board. David will obtain temperature related findings for different colors and brands and will give this information to the board to study.

Following a discussion on the electrical panel at Laundry Room 72 a **MOTION** was made by President Gillon, and seconded by CFO Ferraro :

RESOLVED, to accept estimate 002683 from Schlick Services, Inc., date 9/4/2017, for not to exceed \$3,182.56 to replace the electrical panel in Laundry Room 72, to be charged to Infrastructure Reserves and authorize the President to sign.

The Motion passed.

Following a discussion on the proposal from John's Landscape for landscaping the end of Carports 144 and 145 on Del Monte a **MOTION** was made by President Gillon, and seconded by Director Anderson:

RESOLVED, to accept the Proposal for landscaping Carports 145 and 146 from John's Landscape Service, Inc., dated 9/22/2017, with work beginning in 4 – 6 weeks for a cost of \$4,810.00 to be charged to Landscape Extras and authorize the President to sign the proposal.

The Motion passed.

The board reviewed and amended policy number 7481.12. Following the conclusion of the editing a **MOTION** was made by President Gillon, and seconded by Director Anderson:

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RESOLVED, to amended policy 7481.12 Infrastructure Modifications as revised on a preliminary basis until the 30-day posting period is completed.

The Motion passed.

The board reviewed and amended policy number 7499.12. Following the conclusion of the editing a **MOTION** was made by President Gillon, and seconded by Director Anderson:

RESOLVED, to amend Policy 7499.12 HVAC Heat Pump on a preliminary basis until the 30-day posting period is completed.

The Motion passed.

The board reviewed and amended policy number 7507.12. Following the conclusion of the editing a **MOTION** was made by President Gillon, and seconded by Director Anderson:

RESOLVED, to amend Policy 7507.12 Electric Cart Pad on a preliminary basis until the 30-day posting period is completed.

The Motion passed.

The board began a review and amend session on policies 7502.12 Carpport Regulations and Common Area Traffic Policy and 7502.12.1 Adoption of GRF 1927-37 Fines for Parked Vehicles but was unable to complete the review session at this meeting

The meeting was adjourned to Executive Session.

ADJOURNMENT:

President Gillon adjourned the meeting at 1:42 PM.

Attest:
Margaret Gillon, President
SEAL BEACH MUTUAL NO. TWELVE
/MMG

MUTUAL OPERATIONS

RESIDENT REGULATIONS

PARKING RULES AND FINES (Adoption of Companion to GRF Policy 1927-37 Parking Rules for Trust Property) Fines for Parked Vehicles - MUTUAL TWELVE

VEHICLE PARKING POLICY PARKING RULES FOR MUTUAL TWELVE PROPERTY

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

Shareholder/Members are solely responsible for the actions of their guests and employees, therefore they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these rules when appropriate, such as maintenance or security vehicles assisting first responders or providing services to a shareholder/member unit.

1 PREFACE

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

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

2.1 ALTERNATIVE DISPUTE RESOLUTIONS (ADR)

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

2.2 ASSIGNED PARKING INCLUDING CARPORTS

- 2.2.1 A defined parking location that has been designated for the use of a specific individual. **Carports are covered assigned parking spaces designated for use by shareholders in a specific unit number.**

2.3 BICYCLE/TRICYCLE

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

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or gears.

2.4 CAREGIVER

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

2.5 **COMMERCIAL VEHICLES.** A motor vehicle of a type required to be registered and used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property. A COMMERCIAL VEHICLE shall also mean any type of vehicle, which includes without limitation, a truck, van or trailer that has one or more of the following traits:

2.5.1 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

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

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

2.8 GOLF CART

- 2.8.1 A motor vehicle having not less than three wheels in contact with the ground, having an 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)

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

2.10 LOW SPEED VEHICLE

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

2.11 MOBILITY SCOOTER

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

2.12 MOTORCYCLE

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

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

2.14 NON-RESIDENT

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

2.15 PARKING PERMIT BINDER

- 2.15.1 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.

2.16 PARKING RULES VIOLATION PANEL (PRV) (Not applicable to MUTUAL TWELVE)**2.17 PEDESTRIAN**

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

2.18 PROHIBITED VEHICLES

- 2.18.1 Aircraft;
- 2.18.2 Boats, personal watercraft, and their trailers except as allowed in Section 3.10 – Recreational Vehicles Restricted;
- 2.18.3 **INOPERABLE VEHICLE:** a vehicle that lacks a functioning engine or transmission, or non-functioning wheels, tires, doors, windshield,

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or any other major part or equipment necessary to operate safely on the highways;

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

2.18.5 UNAUTHORIZED VEHICLE: Use or parking of a motor vehicle without consent of MUTUAL TWELVE or GRF;

2.18.6 UNREGISTERED VEHICLE: no current valid State registration; or

2.18.7 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.

2.19 RECREATIONAL VEHICLE (RV)

2.19.1 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.

2.20 RESERVED PARKING

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

2.21 RULES VIOLATION NOTICE (CITATION)

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

2.22 TRUST PROPERTY

2.22.1 All land operated by the GRF on behalf of the Mutuals

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2.23 TRUST STREETS

2.23.1 Streets with names.

2.24 UNASSIGNED PARKING

2.24.1 Not an ASSIGNED PARKING space.

2.25 UNAUTHORIZED VEHICLE.

2.25.1 A vehicle not permitted to be on MUTUAL TWELVE PROPERTY.

2.26 VEHICLE USED FOR RECREATION (VUFR)

2.26.1 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 MUTUAL TWELVE PROPERTY.

3.1.2 At no time, shall any vehicle be parked on MUTUAL TWELVE PROPERTY if it is leaking any fluids. EXCEPTION: Clear Water

3.1.3 Any of these types of vehicles are subject to immediate towing at the owner's expense. See MUTUAL TWELVE – 7582.12 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 the dashboard of the vehicle or on the king pin of a fifth wheel or the tongue of a trailer:

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- 3.2.2.1 Shareholder/member for use on rental or new vehicle;
- 3.2.2.2 Guest or employee of Shareholder/Member;
- 3.2.2.3 Overnight Parking Permit at request of 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 MUTUAL TWELVE PROPERTY. Animal Control or Seal 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 **will be ticketed and** are subject to immediate tow-away at owner's expense. See MUTUAL TWELVE – 7582.12 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

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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 MUTUAL TWELVE PROPERTY at any time.

3.3.6.4 Any vehicles without a Seal Beach Leisure World decal on windshield or a pass may not be parked on MUTUAL TWELVE PROPERTY.

3.3.6.5 Trailers not connected to a vehicle are not permitted to be parked on MUTUAL TWELVE PROPERTY. 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 MUTUAL TWELVE PROPERTY without Security Department authorization.

3.3.6.7 Vehicles in violation are subject to immediate tow away at owner's expense. See MUTUAL TWELVE – 7582.12 Towing Policy.

3.3.7 **Assigned Parking – Vehicles parking in Assigned Parking spaces are subject to ticket and possible tow away at owner's expense. (See policy 7852.12 Towing Policy).**

3.4 PARKING ZONES

3.4.1 Red Zones – Vehicles in violation are subject to **ticket and** to immediate tow away at owner's expense. See MUTUAL TWELVE – 7582.12 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.

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- 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 the red zone marked 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. (not applicable to MUTUAL TWELVE)
- 3.4.2 Blue Zone (Handicapped): Vehicles must display a valid, government-issued disabled (handicapped) license plate or placard.
- 3.4.3 Green Zone: Parking may not exceed time limit posted by sign or curb marking. EXCEPTION: Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government-issued disabled (handicapped) license or placard.
- 3.4.4 White Zone: Passenger loading and unloading only. Time limit: 30 minutes.
- 3.4.5 Yellow Zone: Commercial Vehicle loading and unloading only: 30 minutes. ~~(not applicable to MUTUAL TWELVE)~~
- 3.4.6 Unpainted: Parking is permitted up to 96 hours, unless otherwise restricted.
- 3.5 RESIDENT'S PARKING
 - 3.5.1 A RESIDENT'S vehicle (not RV or VUFR) may be parked for no more than 96 hours in one location. without first notifying the Security Department.
- 3.6 NON-RESIDENT PARKING. 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

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the owner's expense. (See MUTUAL TWELVE – 7582.12 Towing Policy)

3.7 CAREGIVER PARKING

3.7.1 A CAREGIVER may park on MUTUAL TWELVE PROPERTY only when a copy of the CAREGIVER parking pass is displayed on the dashboard of the vehicle.

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

3.8 CONTRACTOR AND SERVICE VEHICLE PARKING

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

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

3.9 OVERNIGHT PARKING PERMITS

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

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

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

3.9.4 The following vehicles and equipment are prohibited from parking on MUTUAL TWELVE PROPERTY at any time between the hours of

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11:00 p.m. and 6:00 a.m. unless otherwise addressed in this policy:

- 3.9.4.1 Vehicle not displaying a valid GRF decal or Overnight Parking Permit.
- 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 MUTUAL TWELVE PROPERTY only when meeting all of the following conditions:

- 3.10.1 RV parked on MUTUAL TWELVE PROPERTY 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.

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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

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

3.12 REPAIRS

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

3.13 WASHING

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

3.13.2 EXCEPTION. NON-RESIDENTS shall not be permitted to wash their vehicle anywhere on MUTUAL TWELVE or TRUST PROPERTY.

4 TRUST PROPERTY PARKING AREAS (not applicable to MUTUAL TWELVE)

5 BICYCLES/TRICYCLES

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

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

5.3 Parking on a sidewalk is prohibited.

6 TOWING. See MUTUAL TWELVE policy 7582.12 TOWING VEHICLES.

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- 7 DUE PROCESS. See MUTUAL TWELVE policy 7585.12 GOVERNING DOCUMENT COMPLIANCE CORRECTIVE MEASURES AND FINES.

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- 8 **FEES (FINES) FOR GRF PARKING RULES VIOLATIONS ON MUTUAL PROPERTY**
- 8.1 **Any animal or child left unattended in a vehicle will be reported immediately to Animal Control or Seal Beach Police.**
- 8.2 **First Offense**
- 8.2.1 **The first offense may result in either a Fix-It citation, a Warning, a Fine or the vehicle being towed. See table below.**
- 8.2.2 **A Fix-It citation allows 30 days for resolving the problem.**
- 8.2.3 **The fine may be waived by the PRV Panel.**
- 8.3 **Additional citations may be issued after each 24-hour period.**
- 8.4 **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.**
- 8.5 *** Fine will be waived on first offense if placard and/or paperwork is presented that was current at time of Citation is presented. Security Chief has the right to waive the first offense fine if needed paperwork is presented to them.**
- 8.6 **Fines will be imposed by the Golden Rain Foundation with proceeds going to MUTUAL TWELVE.**
- 8.7 **To request a hearing for GRF NOTICE OF PARKING VIOLATION on MUTUAL TWELVE property that includes a fine, contact Mutual Administration (562) 431-6586 Ext. 374. Hearings will be scheduled and conducted per MUTUAL TWELVE Policy 7585.12 Governing Documents Compliance, Corrective Measures and Fines.**
- 8.8 ~~Should a shareholder fined per Policy 7585.12 have a GRF fine citation placed on that vehicle for the same offense on the same day, the Mutual fine will be waived for that day only.~~

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- 8.9 Any violation of MUTUAL TWELVE Policy 7502.12 Carport Regulations and Common Area Traffic Policy not covered by this policy will be handled by MUTUAL TWELVE according to Policy 7585.12 with notification assistance from Mutual Administration. Resident shareholders, including Directors, may report violations to Security, Mutual Administration or the Board.

8.10 Fine table

Violation	1st	2nd and Subsequent
1. Assigned Parking Space or Restricted Parking Space.	25.00 Warning	25.00 20.00
2. Blocking Crosswalk (not applicable to MUTUAL TWELVE)	25.00 20.00	25.00
3. Expired or Invalid State Vehicle Registration	50.00 Fix-It	50.00
4. Flat Tires	Fix-It	25.00
5. "For Sale" sign on Vehicle	25.00 Warning	25.00 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	25.00 Warning	25.00 20.00
9. Maintenance or Repair	25.00 Warning	25.00
10. No Valid GRF Vehicle Decal or Parking Permit Displayed	25.00 Warning	25.00 20.00
11. Parked on Sidewalk or Grass (EXCEPTION: Day guests' bikes, trikes, golf carts and scooters may park on the grass during the day except on mow day or when other turf maintenance is performed.)	25.00 20.00	25.00
12. RED ZONE: Bus Stop	25.00 20.00	25.00
13. RED ZONE: Fire Hydrant	100.00 Towed	200.00 Towed
14. RED ZONE: Mail Box (not applicable to MUTUAL TWELVE)	25.00 20.00	25.00

(September 25, 2017)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****PARKING RULES AND FINES (Adoption of Companion to GRF Policy 1927-37 Parking Rules for Trust Property) Fines for Parked Vehicles - MUTUAL TWELVE**

15. RV or VUFR - Generator Running 8pm – 8am	50.00 Warning	50.00
16. RV or VUFR - Jack Support: None or Inadequate	50.00	50.00
17. RV or VUFR Parked Over 48 Hours in Mutual	50.00 Warning	50.00 40.00
18. Two or more vehicles in one carport space	25.00	25.00
19. 18. Washing any vehicle on Mutual Property (use GRF Car Wash areas)	25.00 Warning	25.00 20.00
20. 19. Washing a Non-resident Vehicle at Car Wash (not applicable to MUTUAL TWELVE)	25.00 Warning	25.00 20.00
21. Wrecked, Inoperable, Unlicensed, or Leaking vehicles on Mutual Property	50.00	50.00

MUTUAL ADOPTION

TWELVE: 03-27-17

(September 25, 2017)