

Very Important Policies

Following are the summaries of several important policies that are included with your Mutual Twelve Annual Disclosures. The complete ratified policies are in the Mutual 12 Policy section of this website. Compliance with these policies benefits all of Mutual Twelve. You don't want to have to remove an improvement made without a GRF Physical Property permit or a Mutual permit. You don't want to have to pay \$50,000 out-of-pocket to the Mutual for damage that you accidentally caused or have to pay a neighbor for their property damage caused by your accident. Compliance with these and other policies listed on this website, as well as the Occupancy Agreement, and By Laws of the corporation, will help Mutual Twelve continue to be a great place to live.

- **Policy 7480.12 Architectural Review and Decision Making gathers into one place information related to any change a shareholder may be permitted to make to the premises. The only modification you may make **WITHOUT** a Mutual or GRF Physical Property permit are interior window coverings (including shutters), non-lockable screen doors, and interior painting and/or wallpapering.**
- **Policy 7701.12 Personal Liability and Property Insurance clearly states the responsibilities of the Mutual and each shareholder for losses covered by insurance, including the payment of the Mutual's insurance policy deductible (currently \$50,000) when the shareholder is found to be responsible for the damage. NOTE: All H06 Condo policies do not cover Stock Cooperatives. Be sure your policy does not exclude Stock Cooperatives.**
- **Policy 7585.12 Governing Document Compliance Corrective Measures and Fines encourages shareholders to comply with the requirements that make harmonious cooperative living possible.**
- **Policy 7502.12.1 Parking Rules and Fines describes vehicle parking rules and enforcement on Mutual property including applicable fines.**