

Physical Property/Architectural Control

Interior window coverings (including shutters), painting and/or wallpapering, and non-lockable screen doors are the ONLY modifications to your unit that you can have done without a permit from Mutual12 or the Physical Property Office. You can hire or contract anyone of your choice for these items only.

For any modifications to your unit or the common area (ie: garden scalloped borders) of Mutual 12 other than those listed above, you must first consult with you Mutual and with the Physical Property Office Inspector. Work requiring a GRF Building Permit must be done by a licensed contractor after the necessary permits are obtained from the Golden Rain Foundation and the City of Seal Beach. You can request a list of approved contractors from the Physical Property Office. (See Policy 7480.12 Architectural Standards and Policy 7481.12 Infrastructure Modifications)

If you have a contractor that is not included on the list, you can contact the Physical Property Offices to obtain the list of “Contractor Requirements” for working in Leisure World Seal Beach. Once approved, the contractor will be eligible to work anywhere in Leisure World.

IMPORTANT PLEASE NOTE: Interior flooring of any kind requires a GRF Building Permit. Installation of patio tile flooring or any permanently attached finished floor covering on patio/porch requires a permit and must be installed by a licensed contractor. (See Policy 7405.12 Flooring Permit)

Golden Rain Foundation Building Permit Required

- A/C – Window type
- A/C – Split system type
- A/C – Dual type
- Heat Pump
- Bay Window
- Modern windows and screens
- Sliding doors and screens
- Dishwasher – built-in/portable
- Clothes washer/dryer – regular/stackable
- Microwave oven over stove top/oven
- Cabinet re-facing-kitchen and/or bathroom
- Ceiling fan – with or without light(s)
- Skylights (all types up to 4)
- TV dish/satellite systems and installation
- Bathroom – additional ½, ¾
- Refrigerator ice-make adapted to existing refrigerator
- Water filtration system connection under sink
- Porch/patio enclosure with screens and or glass panels and non-lockable screen door
- Non-standard front door/screened in porch door
- Porch/patio store room
- Porch/patio walls
- Room additions/extensions
- Bathroom/Shower/Kitchen modification
- Equipment not standard to normal household use
- Special wiring installation
- Mail slot, enlarged, inserted into front door or building
- Electric-cart/scooter pad/port (cement blocks)
- Electric-cart/scooter hook-up, porch/patio, outside of building, etc.
- Carport parking space/storage space rental/loan
- Customized irrigation system in unit’s garden area
- Customized cabinet under carport upper cabinets
- Awnings (all types) attached to building

