

SEAL BEACH MUTUAL NO. TWELVE**Physical Property****Patio Regulations**

All patios must be maintained by the shareholder in a clean state and be free of obstacles to emergency personnel and equipment. A 36" clear pathway for entrance and exit is required in compliance with applicable fire codes. The area both inside and outside of a door or window of a sleeping room must be kept clear for emergency exit. Expanded bedrooms must have a safe bedroom window or door emergency exit to the outside as well.

Patios will be periodically inspected. Failure of shareholder to correct inspection violations is subject to Rule 12-7585-1 Governing Document Compliance Corrective Measures and Fines.

1. Upon moving into your apartment, items may remain on the patio for up to thirty (30) days for storage purposes, thereby providing ample time to put things away.
 - 1.1. After the initial 30-day move-in period, the following items may not be stored or placed in or on any patio (enclosed or unenclosed):
 - 1.1.1. Any type of unauthorized container used for long-term storage. (Authorized containers include sheds constructed by a contractor with a GRF Building Permit, or additional storage authorized with Form 12-7480.1-4 – Architectural Standards Form.)
 - 1.1.2. Cardboard boxes.
 - 1.1.3. Charcoal or highly flammable items, including old newspapers.
 - 1.1.4. Refrigerators or freezers in non-working condition.
 - 1.1.5. Gasoline-operated equipment or gas cans.
 - 1.1.6. Electric tools on a permanent basis.
 - 1.1.7. Extension cords strung across patio, or extended use of extension cords.
 - 1.1.8. Charcoal barbeques, hibachis, etc. (see Rule 12-7427-1, Barbeques).
2. **ENCLOSED PATIOS**
 - 2.1. An enclosed patio is not another room, it remains a patio that is surrounded to provide added privacy for the shareholder.
 - 2.1.1. A refrigerator or a freezer in working condition may be placed on enclosed only patio.

3. UNENCLOSED PATIOS

- 3.1. The following items may not be stored or placed on unenclosed patios (an open

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patio, visible to passersby and with no expectation of privacy :

- 3.1.1. Permanent shelving, either free-standing or affixed to the exterior wall for storage.
- 3.1.2. Laundry hung for airing or drying.
- 3.1.3. Unleashed pets or pets in cages.

4. OCCASIONAL OCCUPANCY or UNOCCUPIED UNIT:

- 4.1. If the event the patio becomes a safety or health concern in the sole discretion of the Board, the Physical Property Department will be notified to clean the patio and send the invoice to the shareholder or responsible party. If the invoice is not paid, it will be settled at the time of escrow.

5. PAINT

- 5.1. All areas of unenclosed patios must be painted with the same color, brand and quality paint as the rest of the building including any approved sheds or approved constructed storage.
- 5.2. Exception: Patio ceilings may be painted WHITE only (VISTA PAINT #00), with VISTA 1900 Weather Master premium 100% acrylic exterior paint, when both of the following conditions are met prior to commencement of painting:
 - 5.2.1. Shareholder must use a licensed painter who is registered with the Physical Property Department.
 - 5.2.2. Shareholder to obtain Board approved Authorization with Form 12-7480.1-4 – Architectural Standards Form. The approval form to include the licensed painter name, the paint color, and specify the brand of paint being used.
- 5.3. Reminder: Painting can only be done during normal working hours Monday – Friday 8:00 a.m. to 5:00 p.m. (See Rule 12-7402-1 – Working Hours – Contractors, Vendors and Shareholders)
- 5.4. The shareholder is solely responsible for the cost of painting the patio ceiling and for any and all subsequent repair and maintenance of the painted ceiling.

6. FLOOR COVERING

- 6.1. Floor covering on patios, as well as interior flooring, requires a GRF Building Permit.

7. SPAS AND HOT TUBS

(Dec 2023)

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7.1. Jacuzzi's, hot tubs and spas are prohibited.

8. PATIO FURNITURE

8.1. Only furniture that is designed for patios may be placed on a patio.

9. EXCLUSIVE USE COMMON AREA PATIOS

9.1. **Purpose:** In June 2023 shareholders voted to grant authority to the Board to allow use of common area to add patio additions adjacent to their units. All costs of patio additions will be borne by the shareholder and must be maintained in accordance with these regulations.

9.2. Requests for Patio Additions will be approved on a case-by-case basis at the discretion of the board.

9.3. **Patio Approval Process.** All requests for patio plans require a GRF Building Permit and must be submitted to the GRF Physical Property Department at least three (3) weeks prior to the regularly scheduled Mutual 12 Board Meeting. The GRF Physical Property Inspector must submit the plans for approval to the Mutual 12 Physical Property Committee at least two (2) weeks prior to the regularly scheduled Board Meeting. The Mutual Physical Property Committee will then forward these plans for Board approval prior to the scheduled board meeting. Patio plans must be drawn to be easily understood with dimensions and must include the walls, wall caps, and gates. A majority vote of a quorum of the Mutual 12 Board of Directors is necessary for approval. No work can begin prior to obtaining an approved GRF building permit.

9.3.1. Plan considerations for Board approval include, but are not limited to the following:

9.3.1.1. All EASEMENTS, such as Ground utility vault, Padmount Transformer, Sprinkler valves, and sewer clean out pipes must be respected.

9.3.1.2. Electrical enclosures/panel's location and access.

9.3.1.3. Attic access.

9.3.1.4. Utility boxes.

9.3.1.5. Sprinkler systems.

9.3.1.6. Plumbing.

9.3.1.7. Telephone pull boxes/equipment.

9.3.1.8. Sidewalks/walkways.

9.3.1.9. Laundry rooms.

9.3.1.10. Overall landscaping, such as trees and greenbelts. Mutual trees may not be included within a common area patio, nor may their maintenance be obstructed by a patio or patio wall.

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Any changes or deviations from the approved plans must be submitted to the Board and approved prior to implementation.

9.4. Patio Location and Maximum Size Requirements.

- 9.4.1. End unit shareholders must choose between having a patio on the end or in front of the apartment. End unit patios shall not extend beyond the corner of the building unless surrounded by retaining wall.
- 9.4.2. Patios may be split to be on both sides of apartment walkways that are near their unit's center.
- 9.4.3. Patios must slope away from the building with adequate weep holes in walls for drainage. Proper grading and run-off are the responsibility of the shareholder and must be included in the plan.
- 9.4.4. Patio additions into common area shall be flush with and originate from the edge of the foundation of the building footprint.
- 9.4.5. All patios must include a 3 inch mow strip.
- 9.4.6. Patio top surface (floor) must be non-skid when wet for safety.
- 9.4.7. All patios must be enclosed by a block wall covered with stucco or "stack stone" and if painted must match the building and may include an unlocking gate. Patio wall including beveled edge cap shall be 36 inches in total height. When an adjacent neighbor's wall already exists, the newly constructed wall will complement the existing wall.
- 9.4.8. A walkway extending from the apartment walkway not to exceed 4 feet in width may be permitted to allow access to a patio at the end of the apartment.
- 9.4.9. All shade structures must be "free standing" and not attached to the building.
- 9.4.10. Outdoor carpeting is not permitted.
- 9.4.11. All patio additions must comply with the ingress and egress requirements.

9.5. Patio Revocable License and indemnity Agreement. Upon Board approval to grant a shareholder the exclusive right to use a portion of the common area adjacent to their units for patio purposed, that shareholder shall execute a Revocable License and Indemnity Agreement and to maintain a liability insurance policy with a minimum coverage of \$300,00.00. When a unit is sold with a common area patio addition, the new buyer must agree to manage, maintain, and execute the License and Indemnity Agreement. Should the new buyer not agree accordingly, the patio will be removed at seller's costs.

9.6. Patio Maintenance Requirements. Shareholders are responsible for and shall

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bear all costs including repair and maintenance of the exclusive use patio appurtenant to their unit. Mutual is responsible for the repairing and replacing the common area. (i.e.: sewer, water line, electrical conduit under patio surface. (CA Civil Code 4775(3)(a).

9.7. Patio Use Requirements.

- 9.7.1. No noise level that may disturb neighbors shall be permitted.
- 9.7.2. Storage boxes designed for patio use may not exceed 2 feet in width by 6 feet in length and must not exceed the height of the wall.
- 9.7.3. Barbeques may be kept on patios and must be used according to the existing rule 12-7427-1. They should be moved away from the building's overhanging eaves for fire prevention and kept covered when not in use. Charcoal barbeques are not permitted.
- 9.7.4. No furniture or other objects may be placed on the apartment walkway regardless of patio placement.
- 9.7.5. Patio furniture shall be designed for outdoor use and of an appropriate size and amount for the space.
- 9.7.6. Potted plants in ceramic pots may be kept on patios and walls in compliance with these rules, as well as the gardening policy 12-7415-1.
- 9.7.7. No unattended pet is permitted on a patio. Pet doors giving free access to and from patios are not permitted.
- 9.7.8. Outdoor patio heaters are not allowed.
- 9.7.9. Patios and areas around patios must be kept free of clutter. If there is a question whether clutter exists, the question will be decided by a vote of the Mutual 12 Board.

Document History

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