

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Patio and Porch Regulations – Mutual Four**

This mutual distinguishes between patios and porches in its regulations, and describes the two thusly:

I. PORCH.

That area of the total structure built and intended for out-door activities. It is under roof, it has a wall no higher than 36 inches that may be topped with tempered glass or plexiglass windows or, upon approval of the Mutual Board of Directors, window screens, all set in permanent frames attached to the wall. It can have out-door electric receptacles. It can have television and musical equipment, a portable electrical heater or fan, use of which shall not prove annoying to neighboring residents. It can have a free-standing supply cabinet. Until recently this area was referred to as the patio.

II. PATIO.

An area that extends out from the porch onto the turf, or from the end of a building. It is not under roof. It can include the garden area. Its base slopes away from the apartment to facilitate drainage. Patios may be enclosed by a wall or fence between 26” and 35” high. Walls must have adequate weep holes for drainage. If walls are stucco, they must be painted the color of the building. If a patio wall abuts a Mutual 4 or GRF street or street/sidewalk combination, the side of that wall will be painted the color used on all Mutual 4 block walls or berm retainers. Outdoor propane heaters are prohibited. Formal request for a patio must be submitted to the GRF Physical Property Department no less than three weeks prior to a regularly scheduled Board meeting and must include the plans for approval to the Board of Directors at least two weeks prior to the Board meeting.

Approval for construction of a patio shall be on a site-specific basis and requires a majority vote of a quorum of the Board of Directors. Final plans must be approved by the Board and by Physical Property before start of construction.

A formal “PATIO AGREEMENT” must be completed between the shareholder and the Board before final Board approval can be granted. A patio will be considered a temporary addition to the shareholder’s unit.

No plumbing fixtures, e.g. bar sink, refrigerator, shall be permitted on a patio. The following items shall not be kept on a patio: flammable items, including newspapers, charcoal, magazines, paper or plastic bags, cardboard cartons, gas cans, loose tarp, e.g. a child’s tent, electrical tools on a permanent basis, e.g. a drill press.

Any item on a patio in conflict with this policy must be removed by the shareholder within ten days of written notification. Items not removed timely will be removed by the Mutual at shareholder’s expense.

(August 2020)

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- III. The following restrictions, prohibitions and regulations apply to both porches and patios. Patio and porch walls and gates are non-standard additions to an apartment. All costs associated with their construction, maintenance, repair, etc. are the responsibility of the shareholder. This responsibility will carry over to a new shareholder. All items that violate the City of Seal Beach or California Fire code, including but not restricted to, storage of flammable chemicals or materials, are prohibited.

Furniture intended for indoor use, such as living room and bedroom furniture, is prohibited. Hot tubs and spas are permitted on porches but prohibited on patios. Windows that may be needed as egress in an emergency shall not be blocked. A clean refrigerator or freezer not visible from the adjacent walkway may be plugged directly into a porch receptacle but is prohibited on a patio.

Propane-fueled barbecues may be kept on a porch or patio but may only be used in accordance with the barbecue policy. Potted plants may be kept on patios and porches but not on patio walls. Patios will not interfere with access to in-ground or above-ground utility equipment.

A 5-inch cement mowing strip is required where patio is adjacent to a turf area. Patios and porches must be maintained for cleanliness and safety. If either becomes what the building director considers unsightly or an obvious storage facility, the Mutual will issue a notice to the shareholder. If the situation is not brought into conformance with this policy within thirty (30) days, Physical Property will remove whatever is necessary and bill the shareholder.

Patio furniture, e.g. chairs, tables, lounges, may not be left on walkways or turf overnight. Shareholder must maintain a minimum of \$300,000 of liability insurance on the unit.

Bicycles and scooters may be parked on a patio or porch as long as egress is not blocked.

Exposed shelving, free-standing or affixed to an exterior wall, is prohibited except when used for decorative purposes, e.g. when displaying potted plants.

MUTUAL**ADOPTION****AMENDED**

FOUR:

08-12-09

06-04-17, 8-12-2020

(August 2020)