

SEAL BEACH MUTUAL NO. FOUR**Physical Property****Smart Burners**1
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1. Under Article 5 of the Occupancy Agreement, “the Member shall not permit or suffer anything to be kept upon said premises which will increase the rate of insurance on the building...” Therefore, in the interest of fire safety, SmartBurners made by Pioneer Technology, may be installed on all standard Mutual Four cooktops. Said SmartBurners are replacements for spiral burners. (According to testing done by The Caring Home, a project of Weill Cornell Medical College, while the maximum temperature of the SmartBurner is 662°F, the ignition temperatures for oil, metals, and most common fibers start at 728°F.) <http://www.thiscaringhome.org/products/low-temp-safety-burners.php>>
2. If, for any reason, such as remodeling, the shareholder replaces the standard cooktop with a non-standard cooktop, such as a glass top, the full set of four SmartBurners must be returned to Mutual Four. The shareholder shall be responsible for replacement costs if any of the four SmartBurners are missing. (Under Article 12 of the standard Occupancy Agreement, “the Member shall not, without the written consent of the Corporation, make any structural alterations in the premises or other fixtures connected therewith, or remove any improvements, or fixtures from the premises.”).
3. Shareholders owning or installing a freestanding stove or glass top stove shall be offered SmartBurners or another fire safety option to replace the high heat electric burners as future options are approved by Mutual Four.

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