

SEAL BEACH MUTUAL NO. FOUR

PHYSICAL PROPERTY

1 **Pest Control**

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3 Any structural damage caused by a termite infestation shall be repaired or replaced at Mutual
4 Expense.
5 Mutual 4 is obligated by California Civil Code 4775 to maintain common areas which include
6 attics, turf, mutual common area gardens, walkways and patios. The mutual also must control.
7 mutual common area structures from pests such as rodents and termites. The removal of bees'
8 nests, carpenter bees, wasps' nests, yellow jacket hives, and fleas that inhabit the common area
9 are the responsibility of the mutual. The shareholder is responsible for the treatment of ants,
10 roaches, silverfish, mites, gnats, mosquitoes, flies, silverfish, vinegar flies, spiders, pantry pests,
11 weevils, earwigs, crickets, lizards, bedbugs, fleas, and other pests inside the unit. The
12 shareholder must contact a mutual director who will pass the request on to Service Maintenance
13 or they may use a service company at their own expense.
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Document History

Adopted: 13 Dec 2017

Amended:
13 Mar 2024

Keywords: Mutual Four Termite Control

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