

Did You Know?

CONTRACTORS (to see all regulations see Policy 7402)

Contractors engaged by a shareholder for the purpose of remodeling or installing appliances or equipment are permitted to do so only on Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. (Policy 7402)

WASHERS AND DRYERS (to see all regulations see Policy 7407.2)

At their own expense, shareholders may have a washer and dryer installed in their unit. Policy requires them to be maintained at regular designated intervals. (Policy 7407.2)

CARPORT REGULATIONS (to see all regulations see Policy 7502.2)

Electric meter, plug(s), or other electrical equipment may not be installed in a carport for the purpose of charging electric carts. All golf carts must be charged adjacent to the shareholder's unit on an approved golf cart pad. Policy 7506.2) (Policy 7502.2 C 5)

A decal issued by the Gates and Patrol Department. (7502.2 A)

Carport assignments are controlled by the Mutual. Shareholders desiring a change must negotiate on their own. (Policy 7502.2 B).

PETS (to see all regulations see Policy 7501)

Shareholders may have one quadruped pet and two birds per apartment.

The quadruped shall weigh no more than 25 pounds at full maturity.

Quadrupeds must be registered with Stock Transfer. Pets are not permitted in any buildings other than shareholders' units. When outside, pets must be on a 6-foot leash and accompanied by a responsible adult. (Policy 7501)

BARBECUES (to see all regulations see Policy 7427.2)

Barbecues must be used away from any structure. Barbecues may be stored outside on an open patio but not in an enclosed patio. (CA Fire Code Section 1103.3.2.6) (Policy 7427.2)

INSURANCE (to see all regulations see Policy 7701.2)

Shareholders must carry their own Ho-6 homeowner's policy to cover their personal property, to cover the non-structural upgrades to their unit and to

cover personal liability in the event that they become legally liable for causing bodily injury and/or property damage to another person. (Policy 7701.2)

VISITORS (to see all regulations see Policy 7555)

California Civil Code Section 51.3 permits a shareholder to have a visitor(s) in their unit cumulatively for a maximum of sixty (60) days per twelve-month period and only while the shareholder is present. In the absence of the shareholder, visitors may remain in the unit for less than 48 hours.

RESIDENT REGULATIONS (to see all regulations see Policy7506)

Sidewalks may not be used by gasoline-powered vehicles. Exceptions include: emergency medical vehicles, service maintenance vehicles, and vehicles used by vendors doing business. Shareholders may not use roller skates, skateboards or scooters on sidewalks but may ride bicycles or tricycles on sidewalks.

CARPORT CLEANING (to see all regulations see Policy7502.2)

Vehicles must be moved out of their carport space for cleaning once a month. The date for cleaning is posted in the carport. Inoperable vehicles may not be stored in carports.

LIGHT BULBS Your Mutual will pay Service Maintenance (SM) to replace the original fluorescent bulbs in the living room and bedroom(s). The shareholder is responsible for the cost of the light bulbs

PLUMBING

Because Leisure World's plumbing is 50-years-old, it does not have the capacity of newer systems. Therefore, extra care must be given when using the toilets and the garbage disposals.

It is best to put as little as possible down the disposals and to run the water for a minutes afterward. Place most of your garbage in a container and then take it to the green trash bins.

Only flush body waste and toilet paper down the toilet even though some packages say it's flushable.

In most cases, Mutual Two will pay for charges for back-to-back sink stoppages, but occasionally the shareholder must pay. All toilet stoppages are charged to the resident. (Policy 7503.2)

LIMITATION OF STOCKHOLDERS:

Since the number of stockowner residents occupying an apartment has a direct relationship to costs of operating the Corporation, the limitation on stockowner is:

1. Stockowner residents are limited to three (3) on any one stock certificate for a 2-bedroom apartment and two (2) on any one stock certificate for a 1-bedroom apartment. (Policy 7021)

PESTS AND INFESTATIONS (to see all regulations see Policy7470)

Mutual two has a contract with an exterminator who regularly services the area for infestations in the common areas. Mutual Two is responsible for termite damage. Shareholders are responsible for insects in their units. Shareholders can request that the exterminator make a service call to their unit at nominal charge. (Policy7470)

No Smoking in the laundry area!

As a courtesy to the shareholder's who live next to the Laundry Rooms please do not start laundry before 7 a.m. or after 8 p.m. Machines are for the use of Mutual 2 residents only. (Policy 7575.2)

Place Out-of-Order cards on broken/inoperable machines and call Director.