

MUTUAL OPERATIONS**PHYSICAL PROPERTY****AWNINGS**

- 1 **1.** Awnings may be allowed on a case-by-case basis. Due to the asymmetrical
2 configuration of the Mutual 9 lots, they will be site specific. The awning will fit the
3 window size for shade.
- 4 **2.** Allowance may be made in area that is not obstructing a neighbor's view, trees, plants,
5 etc.
- 6 **3.** The awning will not encroach any further than the property line or 60" from the wall of
7 the building or the allowance of common area of the garden or encroach on the
8 neighbor's unit.
- 9 **4.** The awning will be of a material like canvas that will attach to the stucco/wall of the unit.
10 The canvas awning may be fixed or retractable and all plans for exterior awnings must
11 be submitted to and approved by the Mutual Board. It must meet the standards and
12 approval of the Physical Property Department prior to installation.
- 13 **5.** Over window will be based on window and size. Awning may be attached to
14 fascia/stucco. There will be no attachment to the roof.
- 15 **6.** The color scheme submitted will be similar to other canvas awnings and
16 compliment/blend with the colors of the mutual buildings and board approved.
- 17 **7.** All installed awnings will be considered as allowed, at the time of transfer of title or sale
18 of a unit with an awning and the buyer must agree to manage, maintain, and insure or it
19 shall be removed at the seller's cost. The new buyer/transferee must sign the
20 agreement provided by the mutual.
- 21 **8.** The inspector will submit in writing to the board at least two weeks prior to regularly
22 scheduled board meeting. The plans must be drawn and easily understood.
- 23 **9.** All awning maintenance and upkeep will be the shareholder's responsibility. The
24 shareholder is responsible for constant upkeep. If this is not done, the Mutual will
25 require removal of the awning at the shareholder's expense or will be removed by the
26 mutual and charge the shareholder.
- 27 **10.** Any damage to Mutual buildings from an awning will be repaired at shareholder's
28 expense.
- 29 **11.** All installed awnings will be considered allowed. In the event of the sale or transfer of
30 the unit, if the new shareholder wants to retain the awning, they will have to sign an
31 agreement stating that they agree to the above restrictions. If the new shareholder does
32 not want the awning, it would be the responsibility of the seller to remove the awning
33 and fix/repair the building to the original at their expense.
- 34 **12.** Awnings will require a GRF permit and be installed by a licensed approved GRF
35 contractor and approved by the board.

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GOLDEN RAIN FOUNDATION Seal Beach, California

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