

MUTUAL OPERATIONS

PHYSICAL PROPERTY

Flooring and Floor Covering Permits - Mutual Nine

RESOLVED, Effective immediately that Mutual Nine (9) requires a GRF Building Permit for all floor covering, including carpet, installed at shareholder expense. Both interior and patio/porch floor covering require a GRF Building Permit. All installed flooring must have attached to the permit the flooring manufacturer's specifications. The contractor who installs new flooring and the toilet is removed for installation, the contractor must install a new wax seal when resetting the toilet. If a Mutual toilet is pulled/and or removed for whatever reason by either the Shareholder, or a person granted permission by the Shareholder, (this excludes Leisure World Maintenance) the Shareholder is then responsible to make sure it is reinstalled correctly. If the reinstallation of the toilet causes damage to that unit or surrounding units, the Shareholder is responsible. If the toilet leaks, the flush kit or wax ring dries out, the flooring drain flange or shut-off valve or toilet seat are damaged, or the toilet itself is scratched, chipped or cracked, then these issues are also the responsibility of the Shareholder, not the Mutual.

Reasons for this requirement include:

- Assurance that no asbestos containing material is removed or comprised.
- No Mutual Property is damaged.
- Interior/Exterior Patio/Porch flooring is appropriate (for example, if tile on patio and interior of the unit it must have a nonskid rating (C.O.F. min. 6.0. wet and .65 dry)
- Shareholder understands what is and what is not allowed.
- Shareholder understands that Mutual Nine (9) is not responsible for damage to or failure of flooring purchased and installed at any time by a shareholder.

If damage occurs to a Unit's flooring, and the Shareholder believes that the Mutual may have an obligation regarding such damage, the following steps must be taken

1. The Shareholder must submit a written request to the Mutual for an evaluation of the flooring and damage at issue. The request must contain the date of the damage, the cause of such damage as understood by the Shareholder, the specific location of the damage, and any other relevant information. If photos or diagrams of the area are available, those should be included with the request.
2. Within [days] of receiving such request, GRF, Physical Property will send an Inspector/Contractor to determine the cause of the damage, square footage of the damaged area, type of flooring damaged, condition of flooring in general, and check for flooring or building permits issued for the unit. The Inspector/Contractor will then provide a scope of the work to repair along with an estimate for the costs. A copy of this information will be given to

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Flooring and Floor Covering Permits - Mutual Nine**

the Shareholder.

3. If the damage was caused by the Shareholder or his/her Contractor or guests due to repairs, remodeling, appliances or negligence, etc., the Shareholder will be responsible for the damage and repair costs, including for any damage to other units or Mutual property.
4. If the damage was caused by Mutual owned components, (roofing, plumbing, water heater, etc.), the Mutual will pay the square foot price of standard linoleum tile and labor for the flooring., ONLY in the rooms where the damage occurred., ONLY, for the original square footage per room as originally built (see square footage below and Floor plan attached). For Properly Permitted Expansions, the Mutual will pay the square foot price of standard building materials and labor only. The Price of Labor and the price of Standard material for replacement will be determined by the Board of Directors of Mutual Nine at the going rates at the time of damage.
5. The Estimate from Physical Property/Contractor report will then go to the NEXT meeting of the Board of Directors of the Mutual to be reviewed. Once the Board of Directors of the Mutual has made their determination the Shareholder will be sent a letter with the Boards decision.
6. The Mutual will not replace or pay the cost of upgraded and/or seamless flooring. All flooring replacements will have a transition/break between the rooms (see square footage below with room description and attached Floor Plan) that are replaced by the Mutual.
7. If the Shareholder prefers replacement of the flooring with the upgraded material, the Shareholder may contact their HO6 Insurance Company to file a claim. A copy of the estimate/claim from the Shareholders Insurance Company must be given to the Mutual. Shareholders without HO6 Insurance are in violation of their Occupancy Agreement.

ORIGINAL SQUARE FOOTAGE OF THE ROOMS (*See attached Floor Plan)**ONE BEDROOM UNIT**136 Sq. Ft. Kitchen58 Sq. Ft. Hall55 Sq. Ft. Bathroom132 Sq. Ft. Bedroom183 Sq. Ft. Living Room138 Sq. Ft. Patio**TWO BEDROOM UNIT**136 Sq. Ft. Kitchen 58 Sq. Ft. Hall55 Sq. Ft. Bathroom132 Sq. Ft. Bedroom186 Sq. Ft. Living Room151 Sq. Ft. Den341 Sq. Ft. Patio

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Flooring and Floor Covering Permits - Mutual Nine**

1. Occupancy Agreement Article 11(a), sets forth the repair and maintenance obligations of the members with respect to their units. Subsection (3) stated: "Any repairs or maintenance of improvement and component parts thereof that were added by member or previous member(s) (whether within the interior or exterior to the unit) and other added items within the interior surfaces of the perimeter walls, floors and ceiling of the dwelling unit"...
2. Mutual Policy 7505.09 states: "all additions or alterations to the apartment become Mutual Property when attached to the building, and under the resident permit for alterations or Additions, the shareholder agrees "...will not look to the Golden Rain Foundation or the Mutual Corporation for reimbursements for, or maintenance of , the additions or the alteration,"
3. Mutual Policy 7701.9, states "Shareholders, whether residing in their unit or not, shall carry insurance to cover any damage to their unit for which they are responsible and to cover any damage to adjacent units for which they are responsible." Shareholders Responsibility for Flooring Upgrades or Changes.
4. For further Insurance information please look at Leisure World website under GRF Documents then the file for Master Insurance Policy.

Shareholder:

Signature: _____ Apt# _____

Print Name: _____ Date: _____

Installer/Contractor:

Company Name: _____ License No. _____

Signature: _____ Date _____

Print Name: _____ Date: _____

MUTUAL**ADOPTION****AMENDMENTS**

NINE:

06-12-17

10-08-18

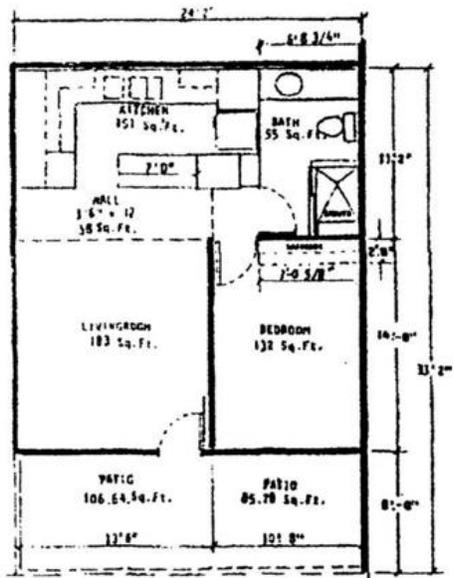
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MUTUAL OPERATIONS

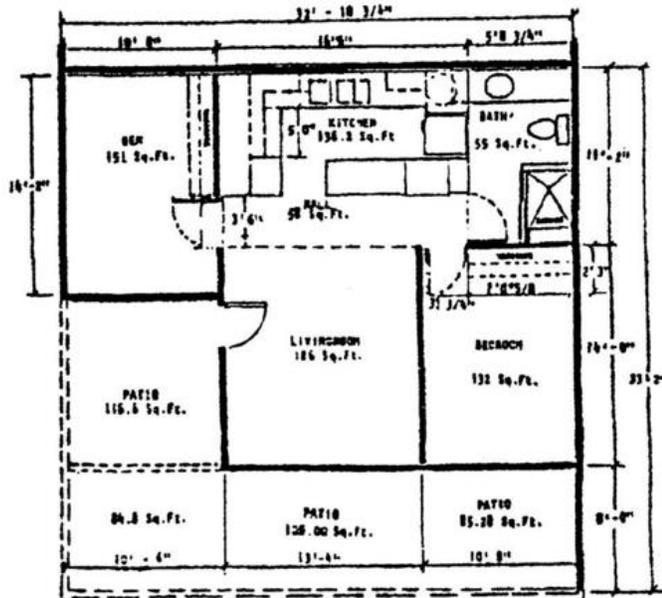
PHYSICAL PROPERTY

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BASIC ONE and TWO BEDROOMS



One Bedroom



Two Bedroom