

SEAL BEACH MUTUAL NO. NINE**Physical Property****Permit Procedure****Standard Shower/ Tub Reglazing Permit**

1. Standard Showers that have cracks that spread throughout the shower and or into the walls that will damage the unit's structure; shareholder will advise parcel director or GRF Inspector immediately. The repair to the cracks that are repaired through resurfacing, is web-like cracks formations in the surface can be sanded down and repaired. Structural or severe cracks that cannot be fixed with resurfacing will require more of a major repair.
2. Any tear or chips caused by abuse or due to a heavy object falling onto the walls or shower floor that created a crack or chip is not covered by the mutual. Cut down showers are not considered standard it has been remodel.
3. Reglazing will be performed over the area that has been repaired as part of the finishing process. If glazing is requested by the shareholder due to cosmetic imperfections for overall aesthetic look or a facelift, heavy dirt or stains or to match the finish of the repairs will not be covered by the mutual.

Flooring and Floor Covering Permits

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 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.

1. Reasons for this requirement:

- 1.1 Assurance that no asbestos containing material is removed or comprised.
- 1.2 No Mutual Property is damaged.
- 1.3 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).

(Mar 2023)

SEAL BEACH MUTUAL NO. NINE**Physical Property****Permit Procedure**

- 42 **1.4** Shareholder understands what is and what is not allowed.
 43
 44 **1.5** The shareholder understands that Mutual Nine (9) is not responsible for damage to or failure
 45 of flooring purchased and installed at any time by a shareholder.
 46
 47 **1.6** If damage occurs to a Unit's flooring, and the Shareholder believes that the Mutual may have
 48 an obligation regarding such damage, the following steps must be taken:
 49
 50 **1.6.1** The Shareholder must submit a written request to the Mutual for an evaluation of
 51 the flooring and damage at issue. The request must contain the date of the
 52 damage, the cause of such damage as understood by the Shareholder, the
 53 specific location of the damage, and any other relevant information. If photos or
 54 diagrams of the area are available, those should be included with the request.
 55 **1.6.2** Within [days] of receiving such request, GRF, Physical Property will send an
 56 Inspector/Contractor to determine the cause of the damage, square footage of
 57 the damaged area, type of flooring damaged, condition of flooring in general, and
 58 check for flooring or building permits issued for the unit. The Inspector/Contractor
 59 will then provide a scope of the work to repair along with an estimate for the costs.
 60 A copy of this information will be given to the Shareholder.
 61 **1.6.3** If the damage was caused by the Shareholder or his/her Contractor or guests
 62 due to repairs, remodeling, appliances or negligence, etc., the Shareholder will
 63 be responsible for the damage and repair costs, including for any damage to
 64 other units or Mutual property.
 65 **1.6.4** If the damage was caused by Mutual owned components, (roofing, plumbing,
 66 water heater, etc.), the Mutual will pay the square foot price of standard linoleum
 67 tile and labor for the flooring., ONLY in the rooms where the damage occurred.,
 68 ONLY, for the original square footage per room as originally built (see square
 69 footage below and Floor plan attached). For Properly Permitted Expansions, the
 70 Mutual will pay the square foot price of standard building materials and labor only.
 71 The Price of Labor and the price of Standard material for replacement will be
 72 determined by the Board of Directors of Mutual Nine at the going rates at the time
 73 of damage.
 74 **1.6.5** The Estimate from Physical Property/Contractor report will then go to the NEXT
 75 meeting of the Board of Directors of the Mutual to be reviewed. Once the Board
 76 of Directors of the Mutual has made their determination the Shareholder will be
 77 sent a letter with the Boards decision.
 78 **1.6.6** The Mutual will not replace or pay the cost of upgraded and/or seamless flooring.
 79 All flooring replacements will have a transition/break between the rooms (see
 80 square footage below with room description and attached Floor Plan) that are
 81 replaced by the Mutual.
 82 **1.6.7** If the Shareholder prefers replacement of the flooring with the upgraded material,
 83 the Shareholder may contact their HO6 Insurance Company to file a claim. A
 84 copy of the estimate/claim from the Shareholders Insurance Company must be
 85 given to the Mutual. Shareholders without HO6 Insurance are in violation of their

(Mar 2023)

