

Resolution M50-21-13

Mutual Fifty Rules & Regulations

WHEREAS, on February 18, 2021, the Mutual Fifty Board of Directors adopted Resolution M50-21-04, outlining rules and regulations of the corporation to be given to escrow and leasing offices for the information of new residents and lessees: and

WHEREAS, with the changes in policies necessitated by COVID-19, these forms needed revision;

NOW THEREFORE BE IT RESOLVED, as of June 17, 2021, the following rules have been approved by the Board of Directors as follows:

1. When a home is purchased in The Towers and the buyer is approved for Membership, he/she becomes a member of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation and a resident member in the Golden Rain Foundation of Laguna Woods, also a California non-profit mutual benefit corporation.
2. Laguna Woods Mutual No. Fifty is jointly owned in undivided interest by the 311 owners of the respective condominiums comprising The Towers, which is managed as a condominium project under the direction of its elected resident Board of Directors. The Corporation has retained a managing agent for the purpose of executing its policies and Business Plan.
3. The Golden Rain Foundation holds in trust for all Laguna Woods Village residents all common properties such as golf courses, clubhouses, buses, swimming pools, etc. It is also managed under the direction of its elected resident Board of Directors. Mutual Fifty Directors are elected by the 311 members and Directors of GRF are elected by the corporate members, United Laguna Hills Mutual, Third Laguna Hills Mutual, and Laguna Woods Mutual No. Fifty Board of Directors.
4. The residents of The Towers are provided Front Desk services; housekeeping services; common area maintenance service; dining services; and educational and recreational activities. Services beyond what the Board determines to be basic services may be provided as a chargeable service, at an additional cost to the resident.
5. The Towers is not an assisted care facility. The residents must be capable of self-care or financially able to provide for health care attendants.
6. Personalized Motorized Vehicles are permitted within The Towers common area when prescribed by a doctor.
7. Residents are required to dress in acceptable clothing, appropriate to the location and occasion when in the common areas and to conduct themselves in an acceptable manner. There is a dress code in the dining rooms.
8. The monthly assessment for each condominium does not include property taxes for the condominium, telephone, internet and premium cable service, personal property insurance, and maintenance of the living space of the condominium.
9. Each condominium is provided with housekeeping services - every other week.
10. The monthly assessments include the cost of a daily meal. Additional fees may be charged if the resident purchases more meals than a daily meal.

11. Gratuity to staff is prohibited at The Towers.
12. There have been occasions when residents have been rude to staff, sometimes causing staff members to resign from his/her position. To avoid this, when an incident of rudeness to staff occurs, the Board of Directors may discipline the resident, including fining the resident up to five hundred dollars (\$500.00) depending upon the severity of the incident.
13. Residents are allowed up to two pets in their condominium. Residents who wish to keep pets in their condominium must make application to the Mutual and obtain approval before the pet may reside. Applications are available in The Towers Administration office. The Board of Directors may discipline any resident who violates this policy. This does not apply to personal assistance animals.
14. When Residents plan to move into The Towers or move out of The Towers, they MUST schedule the move with the Front Desk at (949) 597-4278.
15. All construction and remodeling planned within a condominium MUST be scheduled through the Maintenance shop (949) 434-5614.
16. All outside vendors must abide by Visitor Rules.
17. Personal property may not be left anywhere in the Common Area for any period of time.
18. Full-service housecleaning is performed bi-weekly for each resident requesting it.
19. All caregivers must enter the building through the front entrance anytime they enter or re-enter the building (same as any other visitor).
20. All caregivers must go directly to the residence at which they are employed.
21. The Towers' General Manager is authorized by the Board to make exceptions to any of the Rules with the permission of the Board President.

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

This resolution will go out for a required 28-day comment period per the Davis-Sterling Act.

These rules are to be effective June 17, 2021.