



**OPEN SESSION**

**MINUTES OF THE REGULAR OPEN MEETING OF THE THIRD LAGUNA HILLS  
MUTUAL BOARD OF  
DIRECTORS A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION  
Tuesday, January 19, 2021 - 9:30 a.m.  
Laguna Woods Village Virtual Meeting  
24351 El Toro Road  
Laguna Woods, California**

**Directors Present:** Steve Parsons, Annie McCary, Lynn Jarrett, John Frankel, Ralph Engdahl, Robert Mutchnick, Craig Wayne, Reza Karimi, Debbie Dotson, Donna Rane-Szostak

**Directors Absent:** Cush Bhada

**Staff Present:** Jeff Parker-CEO, Siobhan Foster-COO, Becky Jackson, Pamela Bashline, Cheryl Silva and Grant Schultz

**Others Present:** Rosemarie diLorenzo, Wei-Ming Tao, Raquel Unger (VMS) Sandra Gottlieb, Esq.

**1. Call meeting to order / Establish Quorum – President Parsons**

President Parsons called the meeting to order at 9:30 a.m.

**2. Pledge of Allegiance – Director Rane-Szostak**

Director Rane-Szostak led the pledge of allegiance.

**3. Acknowledge Media**

The media was acknowledged online and through Village Television.

**4. Approval of Agenda**

Director McCary made a motion to approve the agenda. Director Rane-Szostak seconded the motion.

President Parsons called for the vote on the agenda and the motion passed without objection.

## 5. Approval of Minutes

5a. December 4, 2020 – Special Open Meeting (Election)

5b. December 15, 2020 – Regular Open Meeting

Director Mutchnick made a motion to approve the minutes of December 4, 2020--Special Open Meeting (Election), and December 15, 2020--Regular Open Meeting. Director Dotson seconded the motion and the motion passed by unanimous consent.

## 6. Report of the Chair

President Parsons made an announcement that the vote for the restatement of the Third Mutual Bylaw and CC&Rs did not pass because we did not receive the required 67% approval of all 59 tracts.

**7. Open Forum (Three Minutes per Speaker)** - *At this time Members only may address the Board of Directors regarding items not on the agenda and within the jurisdiction of this Board of Directors. The Board reserves the right to limit the total amount of time allotted for the Open Forum. Members can request to speak via email to [meeting@vmsinc.org](mailto:meeting@vmsinc.org) any time before the meeting is scheduled to begin or during the meeting. Please use the name of the board meeting in the subject line of the email or call [949-268-2020](tel:949-268-2020) beginning one half hour before the meeting begins and throughout the remainder of the meeting. You must provide your name and unit number.*

Becky Jackson read the member comments:

- A member commented about the increase in insurance premiums.
- A member commented about the interruption of electricity by SCE and the need for backup power or microgrids.
- A member requested insurance premiums be reduced.
- A member commented that article 11 in the CC&R's need to be amended to reduce the insurance rates.
- A member commented about the Third Mutual Member meeting and asked that the board discuss the format for that meeting.
- A member commented about the vote for the restatement of the Bylaws and CC&Rs.
- A member asked about the insurance premiums for 2021.
- A member commented about the hole in the side of her building caused by a car and asked for it to be fixed.
- A member asked about the amount spent on insurance and who paid for the survey sent out last year.
- A member objected that members cannot speak remotely during the board meetings. He asked if the board has abandoned the ballot initiative.
- A member reported that an underaged members lives near their unit.

## **8. Responses to Open Forum Speakers**

- President Parsons responded about the amendment of the Third Mutual Bylaws and CC&Rs and the insurance requirement.
- Director Mutchnick responded about the insurance requirements and the increase in insurance premiums.
- Jeff Parker-CEO discussed the Probable Maximum Loss (PML) insurance report done by the Insurance Broker.
- Jeff Parker-CEO discussed the SCE electricity outage when there are high winds. VMS is looking into EV chargers to help provide electricity during an outage.
- Director Mutchnick commented that a letter will go out to all the members about access to the Third Mutual Member meeting.
- President Parsons commented that the people have spoken and the board will not be moving forward with the initiative.
- Jeff Parker-CEO commented about the virtual meetings required because of COVID-19 and the limitations with GoToMeeting.
- Jeff Parker-CEO commented that VMS will look into the hole in the building caused by a car.
- Siobhan Foster-COO commented that VMS will look into the complaint of under aged resident noise.

## **9. CEO Report (Jeff Parker-CEO and Siobhan Foster-COO)**

- COVID-19 update
- COVID-19 vaccine distribution administered by the County through Athena. VMS has contracted with Memorial Care for vaccine distribution at Clubhouse 7
- City of Laguna Woods offers COVID-19 testing every Wednesday and Saturday
- Pools 1, 2, 4 & 5 have new operational hours
- Horse trail closure January 18-22 for maintenance by South Coast Water District
- Bulky item pick-up occurs on the third Saturday of each month.

Jeff Parker and Siobhan Foster answered questions from the board.

**10. Consent Calendar** - *All matters listed under the Consent Calendar are recommended for action by committees and will be enacted by the Board by one motion. In the event that an item is removed from the Consent Calendar by members of the Board, such item(s) shall be the subject of further discussion and action by the Board.*

### **10a. Finance Committee Recommendations:**

Consistent with its statutory obligations the Board members individually reviewed Third Laguna Hills Mutual **preliminary** financials for the month of November, 2020 and by this vote ratify that such review by confirmed in this month's Board Member Open Session Meeting minutes per Civil Code 5501.

**10b. Landscape Committee Recommendations:**

(1) Recommendation to Approve Removal of one Carrotwood tree at 4010-3D Calle Oeste (Macomber)

**Resolution 03-21-01**  
**Approve the Request for Removal**  
**of One Carrotwood Tree**  
**4010-3D Calle Oeste**

**WHEREAS**, September 20, 2011, that the Board of Directors adopted Resolution 03-11-149 tree removal guidelines:

- Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents' personal preferences concerning shape, color, size, or fragrance.
- Trees should not be removed because of view obstruction if the obstruction is at a considerable distance from the complaining manor and therefore causes only a partial obstruction.
- Trees on slopes should not be removed if the removal will contribute to the destabilization of that slope.
- Trees which are damaging or will damage a structure, pose a hazard, in failing health or interfering with neighboring trees, will be considered for removal.

**WHEREAS**, on January 7, 2021, the Landscape Committee reviewed the request for the removal of one Carrotwood tree. The request was received from the Member at 4010-3D who cited the following reasons; overgrown branches contacting with gutter, roof, and the master bedroom screen, blocking light and ventilation and;

**WHEREAS**, the Committee determined that this tree meets the guidelines set forth in Resolution 03-11-149 and recommends approving the request for the removal of one Carrotwood tree located at 4010-3D Calle Sonora Oeste.

**NOW THEREFORE BE IT RESOLVED**, January 19, 2021, the Board of Directors approves the request for the removal of one Carrotwood tree located at 4010-3D;

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

(2) Recommendation to Approve a Removal of one Bottle Brush tree at 5003 Duverney (Williams)

**Resolution 03-21-02**  
**Approve the Request for Removal**  
**of One Bottle Brush Tree**  
**5003 Duverney**

**WHEREAS**, September 20, 2011, that the Board of Directors adopted Resolution 03-11-149 tree removal guidelines:

- Unless there is a purposeful reason, trees should not be removed merely because they are messy, or because of residents' personal preferences concerning shape, color, size, or fragrance.
- Trees should not be removed because of view obstruction if the obstruction is at a considerable distance from the complaining manor and therefore causes only a partial obstruction.
- Trees on slopes should not be removed if the removal will contribute to the destabilization of that slope.
- Trees which are damaging or will damage a structure, pose a hazard, in failing health or interfering with neighboring trees, will be considered for removal.

**WHEREAS**, on January 7, 2021, the Landscape Committee reviewed the request for the removal of one Bottle Brush tree. The request was received from the Member at 5003 who cited the reasons as the tree trunk leans toward the driveway making it difficult to safely drive into the garage and the tree has a dirty, unattractive appearance and;

**WHEREAS**, the Committee determined that this tree meets the guidelines set forth in Resolution 03-11-149 and recommends approving the request for the removal of one Bottle Brush tree located at 5003 Duverney.

**NOW THEREFORE BE IT RESOLVED**, January 19, 2021, the Board of Directors approves the request for the removal of one Bottle Brush tree located at 5003;

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

**10c. Architectural Controls and Standards Committee Recommendations:**

This item was pulled from the Consent Calendar and discussed in closed session.

- (1) Recommendation to Deny a Variance Request to Modify Alteration Patio Enclosure on Previously Extended Common Area 5551-B, Nick (Casa Monaco, 13)
- (2) Recommendation to Approve a Variance Request to Add Third Bathroom with Separate Interest area of Unit (5569-B, Casa Siena, 11R, Lim1)

**Resolution 03-21-03**  
**Approve a Variance Request (5569-B)**

**WHEREAS**, Ms. Lim of 5569-B Luz Del Sol, a Casa Siena style unit, is requesting Board approval of a variance to add a third bathroom to her unit, utilizing an existing separate interest storage/laundry room; and,

**WHEREAS**, a Neighborhood Awareness Notice was sent to Owners of affected units on October 15, 2020, notifying them that an application to make an alteration to a neighboring unit had been made and that comments or objections could be made in writing to the Architectural Controls and Standards Committee or in person at the Architectural Controls and Standards Committee Meeting on December 29, 2020.

**NOW THEREFORE BE IT RESOLVED**, on January 19, 2021, the Board of Directors hereby approves/denies the request to add a third bathroom to her unit, utilizing an existing separate interest storage/laundry room;

**RESOLVED FURTHER**, all costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Member Owner at 5569-B Luz Del Sol and all future Mutual members of 5569-B Luz Del Sol;

**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.

President Parsons asked for a motion to approve the consent calendar.

Director McCary made a motion, seconded by Director Rane-Szostak, to approve the consent calendar as presented.

Director Mutchnick made a motion to remove 10c(1) from the Consent Calendar. Director Frankel seconded the motion.

President Parsons called for the vote on the amendment and the motion passed without objection.

President Parsons called for the vote on the Consent Calendar as amended and the motion passed by unanimous consent.

## **11. Unfinished Business**

### **11a. Entertain a Motion to Approve a Resolution to Amend the Lease Authorization Policy**

Director Jarrett gave a summary of the resolution:

#### **Resolution 03-20-04** **Lease Authorization Policy**

**WHEREAS**, Assembly Bill 3182 restricts community associations' enforcement of some rental restrictions relating to common interest developments; and

**WHEREAS**, the Board recognized that need to amend the Lease Authorization Policy to align with the current California Civil Code;

**NOW THEREFORE BE IT RESOLVED**; January 19, 2021, that the Board of Directors of this Corporation hereby approves and adopts the revised Lease Authorization Policy, as attached to the official minutes of this meeting; and

**RESOLVED FURTHER**, that Resolution 03-19-93 adopted September 17, 2019 is hereby superseded in its entirety and cancelled; and

**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.

DECEMBER initial Notification--28-day notification for member review and comment to comply with Civil Code Section 4360 has been satisfied.

Director Jarrett made a motion to approve a resolution to amend the lease authorization policy. Director Wayne seconded the motion.

President Parsons called for the vote and the motion passed without objection.

### **11b. Update on Insurance Broker for Third Mutual (Oral Report)**

Director Mutchnick gave an update on the decision to terminate the contract with Beecher-Carlson as the Insurance Broker and move forward with a contract with John Tastor of Gallagher Insurance for Insurance Broker services.

President Parsons asked about transportation that will be available for the COVID-19 vaccine appointment.

Jeff Parker-CEO commented about the Moderna vaccines.

President Parsons asked for a vote to make Director Rane-Szostak the new chair on the Third Mutual Water Conservation Committee and Director Dotson the new chair on the Third Mutual Parking and Golf Cart Task Force.

Director Mutchnick made a motion to update the Committee Appointments as stated above. Director McCary seconded the motion and the motion passed without objection.

## **12. New Business--None**

### **13. Committee Reports**

13a. Report of the Finance Committee / Financial Report – Director Mutchnick gave the Treasurer’s Report. The committee met on January 5, 2021; next meeting February 2, 2021, at 1:30 p.m. as a virtual meeting.

- (1) Treasurer’s Report
- (2) Third Finance Committee Report
- (3) Resale/Leasing Reports

13b. Report of the Architectural Controls and Standards Committee – President Parsons. The committee met on December 29, 2020; next meeting January 25, 2021 at 9:30 a.m. as a virtual meeting.

13c. Report of the Communications Committee – Director McCary. The committee met on January 13, 2021; next meeting will be held on April 14, 2021 at 1:30 p.m. as a virtual meeting.

13d. Report of the Maintenance and Construction Committee – Director Mutchnick. The committee met on January 4, 2021; next meeting March 1, 2021, at 1:30 p.m. as a virtual meeting.

- (1) Report of the Parking and Golf Cart Task Force – Director Dotson. The task force will meet on January 20, 2021, at 2 p.m. as a virtual meeting.

- (2) Garden Villa Rec. Room Subcommittee – Director Jarrett. The Garden Villas Rec. Room Subcommittee will be held on February 23, 2021, at 1:30 p.m. as a virtual meeting.

13e. Report of the Landscape Committee – Director Jarrett. The committee met on January 7, 2021; next meeting February 4, 2021, at 9:30 a.m. as a virtual meeting.

13f. Report of the Water Subcommittee – Director Rane-Szostak. The committee will meet on January 20, 2021, at 10:00 a.m. as a virtual meeting.

13g. Report of the Resident Policy and Compliance Task Force – Director Jarrett. The committee met on January 6, 2021; next meeting February 3, 2021, at 9:30 a.m. as a virtual meeting.

#### **14. GRF Committee Highlights**

14a. Community Activities Committee – Directors Karimi. The committee met on January 14, 2021; next meeting February 11, 2021, at 1:30 p.m. as a virtual meeting.

(1) Equestrian Center Ad Hoc Committee – The committee met on October 27, 2020; next meeting February 4, 2021 at 1:00 p.m.

14b. GRF Finance Committee – Director Mutchnick. The committee met on December 16, 2020; next meeting February 17, 2021, at 1:30 p.m. as a virtual meeting.

14c. GRF Landscape Committee – Director Jarrett. The committee met on November 30, 2020; next meeting February 10, 2021 at 1:30 p.m. as a virtual meeting.

14d. GRF Maintenance & Construction Committee – Director Frankel – The committee met December 9, 2020; next meeting February 10, 2021, at 9:30 a.m. as a virtual meeting.

(1) Clubhouse 1 Renovation Ad Hoc Committee – Director Engdahl. The committee met on September 2, 2020; next meeting TBA.

14e. Media and Communications Committee – Director McCary. The committee met on January 18, 2021 as a virtual meeting; next meeting February 19, 2021, at 1:30 p.m. as a virtual meeting.

14f. Mobility and Vehicles Committee – Director Karimi – The committee met on October 7, 2020; next meeting February 3, 2021, at 1:30 p.m. as a virtual meeting.

14g. Security and Community Access Committee – Director Wayne. The committee met on December 28, 2020; next meeting February 22, 2021 at 1:30 p.m. as a virtual meeting.

(1) Disaster Preparedness Task Force – Director Wayne. The task force met on November 24, 2020; next meeting January 26, 2021, 9:30 a.m. as a virtual meeting.

14h. Report of the Laguna Woods Village Traffic Hearings – Director Frankel. The traffic hearings were on December 16, 2020; next meeting is January 20, 2021 at 9 a.m. and 1 p.m. as a virtual meeting.

14i. Report of the GRF Strategic Planning Ad Hoc Committee – Director Mutchnick. The committee met on December 30, 2020; next meeting TBA.

**15. Future Agenda Items--** *All matters listed under Future Agenda Items are items for a future Board Meetings. No action will be taken by the Board on these agenda items at this meeting. The Board will take action on these items at a future Board Meeting.*

- a. Parking Report
- b. Resident Suggestion Program
- c. Alterations Review
- d. Property and Casualty Insurance
- e. Rules for Barbeques
- f. Presentation from El Toro Water District
- g. Special Media Policy

**16. Director's Comment**

- Director Jarrett commented that Kaiser has asked the members to not call them about the vaccine.
- Director McCary wished everyone a Happy New Year.
- Director Karimi thanked all the members that gave their input.
- Director Wayne commented about the new stimulus money that may be coming by a debit card instead of direct deposit.
- VMS Director diLorenzo thanked the board for reappointing Raquel Unger. She announced she is the Chair, Wei-Ming Tao is the 1<sup>st</sup> Vice Chair and Diane Phelps is the 2<sup>nd</sup> Vice Chair of the VMS board this year.
- VMS Director Tao thanked staff for setting up the vaccine distribution at the Village.
- VMS Director Unger thanked the board for re-electing her to the VMS board.
- Jeff Parker-CEO commented that the County is distributing vaccines at five locations: Disneyland, Knotts-Berry Farm, OC Fair Ground, Great Park of Irvine and Soka University
- President Parsons suggested to members to please continue to take precautions to stay healthy.

**17. Recess** - *At this time, the Meeting will recess for lunch and reconvene to Executive Session to discuss the following matters per California Civil Code §4935.*

The meeting was recessed at 11:30 a.m.

**Summary of Previous Closed Session Minutes per Civil Code §4935.**

*During the December 1, 2020 Emergency Closed Meeting the Board:  
Discussed Legal and Contractual Matters*

*During the December 15, 2020, Regular Closed Session, the Board:  
Approval of Agenda*

*Approval of the Following Meeting Minutes.*

*(a) November 2, 2020—Special Closed Meeting*

Third Board Regular Meeting

January 19, 2021

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*(b) November 17, 2020 – Regular Closed Session*

*Discussed Member Disciplinary Matters*

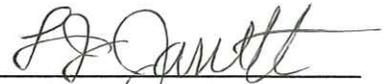
*Discussed Personnel Matters*

*Discussed Contractual Matters*

*Discussed and Considered Legal/Litigation Matters*

## **18. Adjournment**

The meeting was adjourned at 5:08 p.m.



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Lynn Jarrett, Secretary of the Board  
Third Mutual Laguna Hills

## Application for Lease Permit Checklist

Please provide a copy of the executed lease agreement between the Member and Lessee for the current year. (Separate from this application, it is the Member's responsibility to execute a lease agreement, not included within this package, and not provided by Laguna Woods Village Leasing office.)

The information provided must be legible for digital imaging.

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**To view this lease authorization policy and application package online, visit**

[lagunawoodsvillage.com](http://lagunawoodsvillage.com) and click on Neighborhoods→Sales & Leasing→Third

Laguna Hills→Lease Policy and Application

**Lease Authorization Policy**  
**Resolution 03-21-XX**  
Adopted January XX, 2021

**I. Purpose**

Third Laguna Hills Mutual (Third) authorizes Members, as defined in the CC&Rs, to lease their Manors. Any lease by a Member automatically transfers the right to use the Community Facilities from the Member to the Lessee (Bylaws Article 3, Section 3.2 and 3.3).

The purpose of this document is to set forth the Lease Policy; this Lease Policy shall be a governing document of Third and shall be enforceable against all Members.

**II. Definitions**

- A. Agent – Individual employed by Village Management Services Inc. (VMS) authorized to act on behalf of Third.
- B. Application – The Lease Authorization form prescribed by Third to apply for approval to lease a Manor (Exhibit C).
- C. Approval – Written authorization to lease a Manor in the Community granted by the Third Board or authorized VMS staff member(s).
- D. Assessment – The monthly charge that Third levies against all Members and their Manors and collects monthly pursuant to its Governing Documents.
- E. Charge – Fee, fine and/or monetary penalty that Third and/or GRF may levy upon a Member pursuant to their Governing Documents.
- F. Community – Laguna Woods Village.
- G. Community Rules – The Articles of Incorporation and Bylaws of Third, the recorded Covenants, Conditions, and Restrictions (CC&Rs) applicable to any Manor; and any rules and regulations adopted by Third and/or GRF. Any reference to the “Governing Documents” shall, for purposes of this Lease Policy, be deemed a reference to the Community Rules set forth in this definition.
- H. Co-occupant – Any person who seeks to reside with a Qualifying Resident who is approved, in advance, in writing, by the Board of Directors for occupancy and who shall be at least 45 years of age unless such person is the spouse or cohabitant.
- I. Golden Rain Foundation (GRF) – The nonprofit mutual benefit corporation organized to manage and maintain the Community Facilities and services for the Community.

- J. Identification (ID) Card – Photo ID card issued by GRF to Members, Co-occupants, Lessees and private live in Caregivers of the Community authorizing use and access to the Community Facilities.
- K. Lease Authorization Office – Located in the Resident Services Department in the Community Center, which ensures that a Lease Application comports with the Governing Documents.
- L. Lease Authorization Extension – Parties to the lease may request an extension of time at the end of the lease authorization period if the original period is shorter than 12 months, subject to the Board of Director’s prior written approval.
- M. Lease Authorization Renewal – Parties to the lease authorization may request a renewal no more than 60 days prior to the end of the 12 month period.
- N. Lessee – Individual who leases a Manor from a Member.
- O. Manor – A residential condominium unit in Third.
- P. Member – A person who has been approved by Third as being entitled to membership in Third and has an appurtenant right of membership in GRF.
- Q. Non-Resident Member – A Member who does not personally reside in the Member’s Manor.
- R. Non-Resident Member Pass – Gate entry pass authorizing a non-resident Member access to the Community for the purpose of inspecting his/her property on an as- needed basis. This pass does not authorize use of or access to the Community Facilities during any lease period.
- S. Owner – Person or persons, partnership or corporation, and the successors and assigns of each of the foregoing, in whom title to a Manor is vested, as shown by the official records of the office of the County Recorder of Orange County, California.
- T. Qualifying Resident – Person who resides in the Manor, is at least 55 years of age and has been approved by the Board of Directors for occupancy in accordance with the provisions of the CC&Rs.

- U. Resident – Person who has been approved by the Board of Directors for occupancy.
- V. Rush – Application submitted fewer than 10 business days before the lease effective start date.
- W. Village Management Services Inc. (VMS) – Managing agent for Third and GRF.

**III. Fees**

Following are the fees associated with this Lease Policy that may be required by Third (the following fees may be changed at any time by Third and such change(s) shall not constitute a rule change to this Lease Policy, which requires notice to the Third Members):

<b>THIRD Fees</b>	
Authorization Processing	\$170
Authorization Rush Fee	\$100
Authorization Renewal (see Section II, M)	\$110
Authorization Extension (see Section II. L)	\$70

<b>GRF Fees</b>	
* Additional Occupant Fee (for each person in excess of two [monthly]. Must be paid in advance for the term of the lease.)	\$100
Non-return of:	
▪ ID Card(s)	\$125
▪ Decal(s)	\$125
▪ Pass(es)	\$25

\* General charge due from all residents, whether or not a lease is in place.

#### IV. Terms and Conditions

##### A. General Information

1. Authorization to Lease (Authorization) shall be effective only when approved in advance, in writing by Third and issued in writing by an authorized VMS staff member(s) of Third; the approval of any Lease shall be limited to the term specified herein. The term of a lease may not be less than 30 days, nor may the term of a lease exceed 12 months, subject to Article II, Section M herein above. The copy of a pending and fully executed Lease must be provided to Third prior to the Lessee's move-in to the Member's Manor.
2. Renewal of the Authorization to Lease shall require the prior written approval of Third provided that Third shall not be obligated or have any duty to approve such extension or renewal regardless of a Member or Lessee's circumstances unless required by law.
3. Third shall, to the extent required by law, provide notice of potential asbestos-containing materials used during construction (Exhibit A). Any changes in the notice in Exhibit A as may be required by law or otherwise shall not be deemed a change to this Lease Policy which requires notice to the Members of Third.
4. Laguna Woods Village is an independent-lifestyle and age-restricted senior citizen housing development (as defined by California Civil Code §51.3). No form of health care or assisted living is provided by Third. Each Resident is responsible for his/her own health, safety, care and welfare, subject to the conditions and restrictions regarding care providers from Third Governing Documents and Third's "Care Provider Policy."
5. Appearance of the Community is important, and Residents are required to keep their balconies, patios, walkways and carports free from clutter, trash and debris per the approved Community Rules and Regulations.
6. Third, GRF and VMS are not parties to the terms of a lease between the Member and Lessee, and will not be involved in resolving any disputes between the Member and Lessee; provided, however that if a Member is in violation of the Community Rules or this Lease Policy, or if a Lessee is violating the Community Rules or this Lease Policy, Third shall have all rights and remedies available to it under the Community Rules and this Lease Policy.
7. The Lease Authorization Office will notify the Member of the Approval/Denial status of the application within 10 business days of its written submittal. A rush fee of \$100 will be imposed by Third on any Member requests for expedited services prior to the routine 10 business days of processing. No representation or warranty is made that Third will be able to complete a Rush Authorization approval request in the Members' requested timeframe.

8. Third has adopted a Non-Smoking Policy and is authorized to take disciplinary action against a Member who is in violation of said Policy including but not limited to a Member's Lessee.
9. **The Member is at all times responsible for the acts or omissions of, without limitation, the Member's Lessee, guest, care provider, vendor, invitee or contractor as well as the guests, care providers, invitees or contractors of the Member's Lessee.**

B. Charges

1. Member and Lessee acknowledge that the Member is obligated to pay Charges and Assessments imposed by GRF and/or Third pursuant to this Lease Policy and the Governing Documents. See Section III of this Lease Policy.
2. The Member may incur additional Charges and fees in connection with facilities and services provided by GRF. Some examples are: golf course fee, room reservation fees and cable services upgrade charges. ALL CHARGES, FEES, FINES, AND ASSESSMENTS ARE SUBJECT TO CHANGE AND ANY SUCH CHANGES SHALL NOT BE DEEMED TO BE A CHANGE IN THIS LEASE POLICY WHICH REQUIRES NOTICE TO THE MEMBERS OF THIRD.
3. Payment for chargeable repair services is the responsibility of the Member who must indicate on the Authorization to Lease application whether Lessee may request such services. In any event, the Member shall be responsible for the chargeable repair services.
4. There is a fee collected by the Lease office to review and process any new/extension/renewal applications, which include, but are not limited to analysis of payment and disciplinary history.
5. An authorized and/or designated VMS staff member(s) for the Third Board of Directors assumes responsibility for obtaining approval and issuing Lessee ID Cards.

C. Assignment of Rents

1. If a Member is delinquent in his or her payment of any GRF and/or Third Charges and/or Assessments, as required under the Governing Documents, Member and Lessee each acknowledge and agree that the Member hereby assigns to and confers upon Third, the right to collect and retain the rent payable by the Lessee and to apply the same to any delinquent Charges and Assessments, as well as any late fees, attorneys' fees, or other costs and expenses permissible by law or the Governing Documents that may be incurred or assessed by Third in connection with the delinquent Assessment and/or GRF and/or Third Charges.
2. Member and Lessee acknowledge and agree that, concurrent with notice in writing to the Member, Third shall be entitled to directly receive the rent by delivering to the Lessee at the Manor a Notice of Assignment of Rents (Exhibit B). Upon receipt of such Notice, the Lessee shall directly forward all payments of rent

required under the Lease to Third at the address set forth in the Notice until the Lessee shall receive a second notice to the effect that the Lessee may again resume making rental payments directly to the Member. Any changes in the Notice of Assignment of Rents form in Exhibit B shall not be deemed a change to this Lease Policy which requires notice to the Members of Third.

3. To the fullest extent permitted by law, such payments of rent paid directly to Third shall continue until the delinquent Assessments or Charges and any late fees, attorneys' fees, or other collection costs and expenses incurred by the Member are paid in full. In the event that the payment of rent received by Third is in excess of the amounts owed by the Member, then Third shall refund the difference, less any processing fee(s), to the Member within 30 business days of receipt of such rental payment.
4. Member acknowledges and agrees that the Lessee shall not be in breach of the Lease solely as a result of making rental payments directly to Third, and further that the Member shall not take any other action or avail itself of any other remedies against the Lessee under the Lease or otherwise based on the Lessee's direct payment of rent to Third following receipt of a Notice of Assignment of Rents.
5. Member and Lessee acknowledge and agree that Third shall not have any obligation either to the Member or the Lessee to fulfill the duties of the Member or the Lessee under their Lease, nor shall Third have any obligations to any other third party based on its direct receipt of the rent to cover delinquent Assessments or Charges and associated costs and expenses as set forth above. It is specifically agreed that Third is not and will not be assuming any of the responsibility of the Member or the Lessee to fulfill any of the terms, conditions and covenants between the Member and the Lessee pursuant to the Lease between the Member and the Lessee, and shall not be deemed to be a landlord or party to a landlord-tenant relationship with Member or Lessee for any reason or at any time.

D. ID Cards and Privileges

1. Lessee ID Cards shall be issued for a period not longer than the duration of the Lease Authorization.
2. Lessee ID cards are not issued until all paperwork required pursuant to this Lease Policy is received and the Application has been approved in advance in writing by Third.
3. Lessee ID cards will be available no sooner than seven days prior to the lease start date unless Third approves a Lease under the Rush standards referenced herein under Article IV, Section A(7).
4. Member acknowledges and agrees that the privileges of membership in GRF are granted and assigned to Lessee for the duration of the Authorization to Lease and

the Lease itself; and Member hereby surrenders all Resident ID Card(s) and Resident Decal(s) and the right to such privileges while the Authorization and/or Lease is in effect in accordance with the Governing Documents.

5. Lessee may use the facilities and receive the services made available by GRF to all Members. The facilities and services may be modified or discontinued by GRF at any time.
6. At the end of the Lease Authorization period, the Member is required to return all gate entry passes including ID cards, automobile decals, guest passes, business passes and care provider passes in order to avoid a GRF non-return fee. (See Section III, Fees).

#### E. Occupancy

1. It is highly recommended that Members obtain/perform both background and credit checks on new Lessees as well as check references provided by the Lessee to protect such Member's interests, given that the Member will be held responsible for the acts and/or omissions of their Lessees that violate Third's Governing Documents.
2. No person, including but not limited to a Lessee, may reside in a Manor without the prior written approval of the Third Board of Directors or VMS authorized staff member(s). Contact Resident Services Department at 949-597- 4600 for any change in residency status.
3. An application to reside in a Manor shall be made on the form prescribed by the Third Board pursuant to Article II, Section 1 of the CC&Rs. The current form is attached hereto as Exhibit C. Any changes in such form shall not be deemed a change in this Lease Policy which requires notice to the Members of Third.
4. Manor leases must be for a period not less than ~~60~~30 days.
5. Any leases longer than 12 months will require a Lease Authorization to be renewed annually and is subject to the terms and conditions set forth herein.
6. The Manor, together with the parking space assigned to such Manor, must be made available to the Lessee during the entire term of the Lease Authorization.
7. Relatives and other guests may stay overnight for a total of 60 days in any 12-month period. Relatives and guests may not stay in a Manor during the absence of the Qualifying Resident or Co-Occupant.
8. Unless otherwise required by law, the maximum number of persons allowed to occupy a Manor is equal to the number of original construction bedrooms plus one; no more than two persons in a one-bedroom Manor; no more than three persons in a two-bedroom Manor, no more than four persons in a three- bedroom

Manor. There is an additional monthly GRF fee for each person in excess of two.

9. The Manor shall be used and occupied solely as a private residential dwelling and for no other purpose.
  10. No person shall reside in a Manor, other than those listed on the approved Authorization to Lease.
  11. No business or commercial venture may be conducted in the Manor.
  12. The Member and/or Lessee shall not assign any interest therein and shall not sublet the Manor or any part thereof or any right or privilege appurtenant thereto, pursuant to a formal agreement or otherwise, or permit any other person to occupy or use the premises or any portion thereof. To assure compliance with these provisions and the other Third governing documents, leases shall not be amended to add additional lessees to an approved lease during the approved lease period.
  13. Unless required by law, no room rental arrangements or subleases shall be permitted and no Member or lessee may advertise for any room rental or rent-sharing agreement (for example only, listed on Airbnb, VRBO, Craigslist, Next door or any similar website), nor shall any Member or Lessee be permitted to obtain a Lease Authorization Amendment to amend a lease for the purpose of adding a roommate and/or other Lessees during the term of an Authorization to Lease. Third will not approve any Lease Authorization Amendment submitted for the purpose of adding additional persons to a Lease during the term of a Lease Authorization.
  14. No Manor or any portion thereof may be used for vacation rentals or advertised for such use for a period of less than 30 days (for example only, listed on Airbnb, VRBO or any similar website), nor may any Manor be leased to a corporate housing company, including any nonprofit housing organization.
- F. Move In/Move Out and Bulky Items Delivery/Pickup
1. When moving into the Community, Lessee(s) must break down and stack moving boxes next to trash dumpsters or at curbside for routine pickup.
  2. The use of an elevator, when moving into or out of a multi-story building, requires the placement of elevator protection pads, which can be requested by calling the Security Department 949-580-1400. Similarly, individuals are required to order elevator protection pads when arranging for delivery or removal of bulky items, such as furniture.
  3. Each Member is responsible for any damage caused by his or her movers or deliveries to the elevator, lobby furniture, common area and/or other Third property.

4. No oversized furniture, appliances, non-broken down boxes or other similar items may be discarded outside of the Manor at any time, except to the extent permitted by the Community Rules.

G. Alteration, Repairs and Maintenance

1. Member(s) are required to obtain prior written approval in advance of construction from Third for any structural alterations to the building or landscape changes. Applications may be obtained from the Resident Services Department. Resident Services is located at the Community Center and may be reached at 949-597-4600.

The Member and Lessee(s) understand that the Manor shall not be altered, repaired or changed without prior written authorization of Member and Third. Unless otherwise provided by written agreement, all alterations, improvements and changes that may be required shall be performed either by or under the direction of Third; shall be the property of Member; and shall remain upon and be surrendered with the Manor.

2. Lessee shall authorize Third, Member and/or their respective authorized VMS staff member(s) to enter into and upon the Manor at all reasonable times for the purposes of (a) inspection, (b) responding to emergencies, (c) maintaining the building in which the Manor is situated and (d) making repairs, alterations or additions to any portion of the common areas or said building, including but not limited to the erection of scaffolding, props or other mechanical devices.

Lessee shall not be entitled to any abatement of rent payable by Lessee hereunder or to any rebate of rent to Lessee or damages for any loss of occupation or quiet enjoyment of the premises on account of any such entry by Third. No landlord-tenant relationship is created by way of Third's need to enter a Manor or perform work to any common areas accessible only through a Lessee's Manor.

H. Insurance

1. Lessee's personal property is not insured by Third.
2. Renters' insurance is strongly recommended. (See Section I, Rights and Remedies, Item 1, 2 and 3).

I. Rights and Remedies

1. As a material part of the consideration to be rendered to Member under an Authorization to Lease, Lessee hereby waives, to the maximum extent authorized by law, all claims against Member and Third for damages to personal property in, upon or about said Manor and for injuries to persons in, upon or about said premises from any cause arising at anytime.
2. Lessee shall, to the fullest extent permissible by law, hold Member, Third, GRF and VMS harmless from any liability on account of any damage or injury to person or personal property arising from the use of the Manor by Lessee arising from

the failure of Lessee to keep the Manor in good condition as provided herein or failure to perform or observe any of Lessee's obligations under this Authorization. Third, GRF and VMS shall not be liable to Lessee for any damage caused by any act or negligence of any other occupant of the same building or by any Member or occupant of adjoining or contiguous property. Without limiting the foregoing, the Member shall at all times be responsible for the acts or omissions of his or her Lessee and shall be liable for any damages or financial expenses incurred by Third as a result of the Lessee's use of the Manor or any other portions of the building in which the Manor is located and/or common areas.

3. The Member and Lessee shall be liable for all damages to the Manor, to the building in which the Manor is located and to the Common Areas of the Community, as well as all damage to other occupants thereof caused by the Member's and/or Lessee's misuse or neglect of the premises, equipment, apparatus or appurtenances. The Member and Lessee also shall be liable for all damage or injury done to the Manor, to the building in which the Manor is located or to the Common Areas by any person who may be in or upon the building, the Manor or the Common Areas with the authorization of the Member and/or Lessee. Without limiting the foregoing, the Member shall be primarily liable for all damages, as described in this paragraph, stemming from the acts or omissions of the Lessee.
4. In the event of any total or partial destruction of the Manor during the term of this Authorization from any cause, the Member is solely responsible, to the fullest extent permitted by law, for terminating this Authorization.
5. In the event that the real property upon which the Manor is located or any part thereof shall be acquired by any public body, agency or other entity having the power of eminent domain, whether by voluntary sale, threat of condemnation or by judgment of a court in condemnation proceedings, the Member is solely responsible, to the extent permitted by law, for terminating this Authorization.
6. In the event of any breach of this Authorization by the Member and/or Lessee, Third shall have the same rights and remedies to enforce this Authorization as are available to Member hereunder, which may be exercised by Third without regard to any exercise thereof by Member. Additionally, Third shall have the same rights to dispossess the Lessee or otherwise act for the Member as may be necessary or appropriate in the event of any breach of the Authorization or the Lessee's failure to vacate following expiration of the Authorization term. Third shall also have the right to bring an unlawful detainer action against the Member and/or Lessee after proper notice has been given as provided in California Civil Code Section 1946 or any successor statute thereto. Nothing contained in this paragraph or otherwise in this Lease Policy shall be deemed to create a landlord-tenant relationship between Third and the Member or Lessee.

7. Any notice to Member, Lessee or Third shall be given by personal service, electronic document notice, or by registered or certified mail addressed to Member: at the address indicated on the Application; to Lessee: at the Manor; and to Third: P.O. Box 2220, Laguna Hills, CA 92654-2220. There is no mail delivery to the street address.
8. The terms and provisions contained herein shall apply to and bind the heirs, successors, personal representatives and assigns of all of the parties hereto.
9. If any legal action or proceeding is commenced by either party or Third to enforce any part of this policy, the prevailing party shall be entitled to recover, in addition to all other relief, reasonable attorney's fees and costs.

J. Enforcement

Third is authorized to take disciplinary action against a Member whose property may be found in violation of the Lease Policy or the Governing Documents. When a complaint is lodged regarding the occurrence of a violation, the Board of Directors has a fiduciary duty to investigate and impose, if appropriate, Member discipline as set forth in the Governing Documents. The Board has the authority to impose monetary fines, suspend Member privileges, and/or bring forth legal action. The Member and Lessee are entirely responsible for ensuring that the Community Rules and policies are complied with by anyone they allow into the Community. This includes, without limitation, any co-occupant, lessee, guest, care provider, vendor, invitee or contractor. Disciplinary action suspending or revoking a Member's privileges shall apply to the Member's Lessee, his or her Co-Occupants as applicable, and their guest and invitees.

1. The Member and Lessee must read and agree to comply with and be bound by all the Governing Documents and the Community Rules.
2. Nothing contained herein shall relieve Member of the performance of any obligation owed to Third and/or GRF under the Governing Documents.
3. The Member and/or Lessee is/are responsible for any visitor or guest who violates any Community Rules, and for any Charges or Assessments incurred.
4. Lessee shall be responsible to the Member to promptly pay when due, all charges and fees incurred by Lessee, guest or invitee for use of facilities or for services rendered by the Third and/or GRF. Notwithstanding the foregoing, whether or not Lessee complies with the foregoing, a Member shall be solely responsible to Third for any and all costs incurred by Third resulting from a Member's Lease including but not limited to costs incurred solely due to the acts or omissions of a Lessee, their Co-Occupants as applicable, their guests and invitees.

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**Exhibit A**  
**Disclosure Notice**

TO: Managing Agent Employees, Contractors Employed by the Laguna Woods Village Associations, Members and Prospective Purchasers of Dwelling Units at Laguna Woods Village, Laguna Woods

FROM: Village Management Services Inc.

SUBJECT: Disclosure Notice: Laguna Woods Village Buildings Constructed With Asbestos-Containing Construction Materials

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Health & Safety Codes 25915.2 and 25915.5 require the Mutual to provide annual notice about the existence of asbestos-containing materials (“ACM”) in non-residential “public” buildings in the Mutual to all employees and contractors performing work within said buildings and to all Members of the Mutual.

In addition, the Mutual is required to disclose to new owners, within 15 days of acquiring title to a Manor, the existence of asbestos-containing material in non-residential “public” buildings within the Mutual.

The Managing Agent for the Associations, which own or manage the buildings at Laguna Woods Village, Laguna Woods for their Members, hereby notifies all its Employees, Contractors and all Mutual Members and Transferees, that some buildings within Laguna Woods Village have been surveyed and found to contain asbestos. The analytical method used to determine asbestos content was polarized light microscopy/dispersion staining. Since the community has an active Asbestos Operations and Maintenance program, testing is ongoing. Because of the high cost to conduct a complete asbestos survey and analysis of all buildings, surveys are conducted only upon repair, remodel, addition to or removal of a building or part of a building suspected to contain asbestos materials, as required by Labor Codes. The Certificates of Analysis for any testing received to date are available to Employees, Contractors, Owners and Tenants and Transferees for review and photocopying from the Laguna Woods Village Human Resources/Safety Office, 24351 El Toro Road, Laguna Woods, CA, between 9 a.m. and 5 p.m., Monday through Friday.

The following buildings in Laguna Woods Village, Laguna Woods were constructed prior to 1979 and thus may contain asbestos in one or more construction materials: All community facilities buildings (with the exception of Clubhouse 7, the Mini Gym at Clubhouse 1, the Broadband Services building, the Laguna Woods Community Center building, the Vehicle Maintenance building and a portion of the Warehouse, all constructed after 1979), including clubhouses and outbuildings, Library, Maintenance Warehouse building, Equestrian Center, gatehouses, Garden Center buildings, all detached laundry buildings and residential buildings Nos. 1 through 5543 inclusive.

At the time most of the buildings in Laguna Woods Village were constructed, asbestos-containing materials met local codes as well as state and federal regulations and were extensively used in *many* building products including but not limited to: ceiling tile, floor tile/linoleum and mastic, textured wall surfaces, sprayed acoustical ceilings, fire doors, structural fireproofing, pipe/boiler insulation, attic insulation, and heating duct material/insulation.

According to the National Cancer Institute and the Environmental Protection Agency, any asbestos in these materials does not present a threat to health so long as the asbestos is not disturbed and does not become airborne.

However, because breathing asbestos has been known in some instances to cause cancer and other forms of lung disease, sanding, scraping, drilling, sawing, crushing, tearing/breaking up, or otherwise disturbing asbestos-containing materials presents a potential health risk. Therefore, you are directed not to perform such tasks in areas with ACM present or suspected unless the area/materials have been tested and found not to contain asbestos or if specifically assigned or contracted to do such work and it is in accordance with all federal, state, and local laws as well as internal guidelines called for in the Asbestos Operations and Maintenance plan and other company safety and environmental policies and procedures.

Managing Agent employees whose work orders require them to construct, repair, maintain or otherwise disturb construction materials that may contain asbestos are hereby directed to follow the current regulations and policies noted above and to wear the required protective equipment, prior to performing such work. Questions concerning instructions and equipment should be directed to the HR/Safety Supervisor at 949-597-4321.

It is illegal to place asbestos materials or debris in Laguna Woods Village trash dumpsters. Such materials must be disposed of separately in accordance with State and County regulations to avoid fines. Contact the HR/Safety Supervisor at 949-597-4321 for details.

If you become aware of any asbestos-containing material becoming damaged or otherwise disturbed, please contact Laguna Woods Village Resident Services at 949-597-4600 or the HR/Safety Supervisor at 949-597-4321.

January 1, 2016

Village Management Services Inc.

**Exhibit B**  
**Notice of Assignment of Rents**



**RE: NOTICE TO LESSEE - ASSIGNMENT OF RENTS**

Dear \_\_\_\_\_:

Pursuant to Section IV (c) of the Lease Policy which you executed on \_\_\_\_\_ as the Lessee(s), with \_\_\_\_\_ as the Lessor, for the premises located in Third Laguna Hills Mutual (TLHM), Dwelling Manor Number \_\_\_\_\_, you are hereby notified that your monthly rental payment should be made directly to Third Laguna Hills Mutual, a California nonprofit mutual benefit corporation, to cover the delinquent assessment payment which your Lessor owes to the Corporation.

**PAYMENT TO TLHM DOES NOT CONSTITUTE A BREACH OF YOUR LEASE AGREEMENT.** Failure to remit the rental fee directly to TLHM may result in TLHM's member disciplinary process and/or loss of privileges.

Until you are notified that you may resume making your monthly payments of rent to the Lessor, **you must make your monthly rent payments to TLHM, commencing with the payment due on \_\_\_\_\_ to the following address:**

Third Laguna Hills Mutual  
Attn: Manor Payment Representative  
PO Box 2220  
Laguna Hills, CA 92654-2220

**Please make your checks payable to Third Laguna Hills Mutual.**

If you have any questions in connection with this Notice, or the method of making your monthly rental payments to the Corporation, please contact the Manor Payments Representative at (949) 597-4221. A pre-addressed envelope is enclosed for your convenience.

Sincerely,

Bryan English  
Accounting Supervisor  
Financial Services Division

cc: Lessor  
Leasing Department



**Exhibit C**  
**Lease Authorization Procedure and Application**

Members applying for approval to lease their unit and each of their prospective Lessees must fill out the application on the following pages in order to obtain the necessary approval from Third for such lease. The steps and required information/documentation that must be provided along with the application are described below.

A. The member must complete and submit the written Application for Authorization to the Leasing office for board review. The application is available for download at [lagunawoodsvillage.com](http://lagunawoodsvillage.com) or upon request from the Leasing office.

B. The application and additional documentation must be submitted to the Leasing office for new leases, renewals and extensions.

Required documentation:

- 1. Lease Authorization Application
- 2. Check for processing fee made payable to GRF
- 3. Member's resident ID card (only for initial lease)
- 4. Copy of proof of age/identity (driver's license, birth certificate or passport) for each Lessee
- 5. Copy of the executed lease agreement between the Member and Lessee for the current year
- 6. Contact Information Form and Emergency Notification for each Lessee
- 7. Declaration Regarding Criminal Record for each Lessee
- 8. Declaration of Understanding signed by Member(s) and Lessee(s)

C. The Board or authorized VMS staff member(s) will review the Application for Lease Authorization and approve or deny the request in writing.

D. Upon receipt of an Application for Lease Authorization for a new, renewal or extension, the Leasing office will research and take into consideration whether the Member and/or Lessee has received notices of rule violations or any outstanding charges and assessments before approval of the application can occur. Extensive history of such events may result in application denial.

E. The Leasing office will notify the Member of the results within 10 business days subject to the terms and conditions that exist. Rush applications may be delayed if the Leasing office notifies the Member that it requires additional time to review and/or requests additional information from the Member while conducting its review.

F. The Lease office hours of operation are Monday through Friday, federal holidays excepted, 8 a.m. to 5 p.m., phone number 949-597-4323 and email [leasing@vmsinc.org](mailto:leasing@vmsinc.org) Mailing address is P.O. Box 2220, Laguna Hills, CA 92654-2220 / Physical address is 24351 El Toro Road, Laguna Woods, CA 92637.

**Exhibit C**  
**Lease Authorization Application**

Unit No: \_\_\_\_\_

Return completed application to the Leasing office located in Community Center at 24351 El Toro Road, Laguna Woods, CA 92637; phone 949-597-4600; email leasing@vmsinc.org

<b>Manor Information</b>	
Manor Address:	
Carport #:	Space #:
Lease Term Date From:	To:
<b>Member #1 Information</b>	
First Name:	Last Name:
Telephone:	Cell Phone:
Email:	
Mailing Address:	
<b>Member #2 Information</b>	
First Name:	Last Name:
Telephone:	Cell Phone:
Email:	
Mailing Address:	
<b>Agent or Agency</b>	
First Name:	Last Name:
Telephone:	Cell Phone:
Email:	
Mailing Address:	
<b>Reason for Leasing</b>	

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<b>Information for Lessee #1</b>		<b>Lessee #1 ID No.</b> _____
First Name:	Last Name:	
Telephone:	Cell Phone:	
Date of Birth:	SS#:	
Email:		
Occupation:		
Current Monthly Income:	Source of Income:	
Move-in Date:		
Prior Addresses (include information for the past five years/use additional paper if required)		
Present Home Address:		
Length of Time/From:	To:	
Reason for Leaving:		
Previous Home Address:		
Length of Time/From:	To:	
Reason for Leaving:		
Next Previous Home Address:		
Length of Time/From:	To:	
Reason for Leaving:		
Has proposed Lessee #1 been convicted of a felony in the last 20 years? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Has proposed Lessee #1 been convicted of a misdemeanor involving moral turpitude in the last five years? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Information for Lessee #2</b>		<b>Lessee #2 ID No.</b> _____
First Name:	Last Name:	
Telephone:	Cell Phone:	
Date of Birth:	SS#:	
Email:		
Occupation:		
Current Monthly Income:	Source of Income:	
Move-in Date:		
Prior Addresses (Include information for the past 5 years/Use additional paper if required)		
Present Home Address:		
Length of Time/From:	To:	
Reason for Leaving:		
Previous Home Address:		
Length of Time/From:	To:	
Reason for Leaving:		
Next Previous Home Address:		
Length of Time/From:	To:	
Reason for Leaving:		
Has proposed Lessee #2 been convicted of a felony in the last 20 years? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Has proposed Lessee #1 been convicted of a misdemeanor involving moral turpitude in the last five years? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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**Lease Authorization Agreement**

The undersigned acknowledges receipt of the Lease Policy and acknowledges that it does not represent any direct or indirect liability on behalf of Third Laguna Hills Mutual (Third), the Golden Rain Foundation of Laguna Woods (GRF) and Village Management Services Inc. (VMS), and each of their respective directors, officers, employees and agents.

Acknowledgment	Initial(s)			
	Member #1	Member #2	Lessee #1	Lessee #2
I have read and received a copy of the Lease Policy and agree to comply.				
I agree to comply with the rules established by this Community.				
Third, GRF and VMS are not parties to the terms of the lease between the Member and Lessee.				
I agree that Third has the right to collect and retain the rent payable and to apply it to any delinquent assessments and charges.				
I understand that falsification of any information related to this application renders this application null and void.				

Does Lessee(s) have authorization to request repairs on behalf of the Member or work for which there is a charge?  Yes     No

Member #1 Name (Print):	Member Signature:	Date:
Member #2 Name (Print):	Member Signature:	Date:
Lessee #1 Name (Print):	Lessee Signature:	Date:
Lessee #2 Name (Print):	Lessee Signature:	Date:

**ACTION BY MUTUAL BOARD OF DIRECTORS**

APPLICATION DENIED	APPLICATION APPROVED
The Board of Directors of this Mutual Corporation has reviewed this application. Based on the information provided, the application is <b>denied</b> .	The Board of Directors of this Mutual Corporation has reviewed this application. Based on the information provided, the application is <b>approved</b> .
SIGNATURE	SIGNATURE
SIGNATURE	SIGNATURE
SIGNATURE	SIGNATURE
DATE:	DATE:

Date \_\_\_\_\_

By \_\_\_\_\_  
Authorized Agent

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information may be given to hospital personnel upon request.



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**DECLARATION REGARDING CRIMINAL RECORD**

*Each non-member occupant is required to sign a separate “Declaration Regarding Criminal Record”.*

The following representations are made pursuant to Article II, Section 2 (c) of the Covenants, Conditions and Restrictions (CC&Rs) of Third Laguna Hills Mutual.

TO: Third Laguna Hills Mutual

The undersigned hereby states:

- 1. I have not been convicted of a felony within the last twenty years, and/or**
- 2. I have not been convicted of a misdemeanor involving moral turpitude within the last five years.**

Executed on \_\_\_\_\_ at \_\_\_\_\_.  
Date City/State

I understand that falsification or misrepresentation of any information contained herein shall automatically render the Lease Authorization Application null and void.

\_\_\_\_\_  
Lessee Signature

\_\_\_\_\_  
Lessee Name Printed

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**DECLARATION REGARDING CRIMINAL RECORD**

Each non-member occupant is required to sign a separate “Declaration Regarding Criminal Record”.

The following representations are made pursuant to Article II, Section 2 (c) of the Covenants, Conditions and Restrictions (CC&Rs) of Third Laguna Hills Mutual.

TO: Third Laguna Hills Mutual

The undersigned hereby states:

- 1. I have not been convicted of a felony within the last twenty years, and/or**
- 2. I have not been convicted of a misdemeanor involving moral turpitude within the last five years.**

Executed on \_\_\_\_\_ at \_\_\_\_\_.  
Date City/State

I understand that falsification or misrepresentation of any information contained herein shall automatically render the Lease Authorization Application null and void.

\_\_\_\_\_  
Lessee Signature

\_\_\_\_\_  
Lessee Name Printed

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**DECLARATION OF UNDERSTANDING**

I have read and understand the Third Laguna Hills Mutual Lease Authorization Policy and agree to comply with its Terms and Conditions. The information provided on the Lease Authorization Application dated \_\_\_\_\_ is true and correct.

\_\_\_\_\_  
Member #1 Print Name Date

\_\_\_\_\_  
Member #1 Signature

\_\_\_\_\_  
Member #2 Print Name Date

\_\_\_\_\_  
Member #2 Signature

\_\_\_\_\_  
Lessee #1 Print Name Date

\_\_\_\_\_  
Lessee #1 Signature

\_\_\_\_\_  
Lessee #2 Print Name Date

\_\_\_\_\_  
Lessee #2 Signature

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