

SEAL BEACH NO. FIVE**Shareholder Regulations – Rules of Conduct****PURPOSE**

The purpose of the Authorized Resident (AR) Rules of Conduct are to protect Mutual 5 residents and board directors, GRF staff, and service providers contracted by GRF, Mutual 5 and its shareholders.

1. The Rules of Conduct apply to Mutual 5 Shareholders, Qualified Permanent Residents, Co-occupants, Renters/Lessees, caregivers, and visitors.

2. APPLICATION

- 2.1 Shall apply on all Mutual 5 property.
- 2.2 Shall apply on Mutual Property for behavior and actions toward GRF staff and service providers contracted by GRF and Mutual 5 who are working in Mutual 5.
- 2.3 Mutual 5 shareholders are responsible for the actions of all those associated with their property, including the following: Qualified Permanent Residents, Co-occupants, Renters/Lessees, Caregivers, and visitors.

3. RULES OF CONDUCT

Interactions with others must be respectful and non-abusive, both verbally and physically. Behaviors such as the following are prohibited:

- 3.1. Verbal or physical violence, implied or actual (threats).
- 3.2. Personal insults and yelling.
- 3.3. Any form of discrimination.
- 3.4. Unwanted or offensive touching, filming, photography, and recording.
- 3.5. Sexually suggestive language.
- 3.6. Directing objects or substances at another person with intent to harm or intimidate.
- 3.7. Disruptive behavior, personal attacks, or harassment during GRF meetings.
- 3.8. Creating a hostile work environment for GRF staff, Mutual 5 directors, and GRF and Mutual 5 contracted service providers while working in Mutual 5.
- 3.9. Bodily odor or cleanliness that would be considered offensive and a health and safety hazard to others.
- 3.10. Willful damage, destruction, or defacing of Mutual 5 property, or unauthorized/unlawful entry, use or trespass upon Mutual 5 property.
- 3.11. Theft of any Mutual 5 property or services provided by Mutual 5.
- 3.12. Egregious behavior of any kind.
- 3.13. Non-compliance with Mutual 5 Governing Documents.

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4. **NON-COMPLIANCE**

- 4.1 Non-compliance will result in a penalty for each violation. See 05-7111-2 – Rules of Conduct - Fines for schedule of fines and penalties.
- 4.2 For offenses governed by City, State or Federal laws the appropriate authorities will be contacted.

5. **NOTIFICATION OF VIOLATION AND RIGHT TO HEARING**

See Procedure 05-7111-3 for Notification of Violation and Right to Hearing procedures.

Document History

Adopted: 17 Aug 2022 Action

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