

**SEAL BEACH MUTUAL NUMBER FIVE**

**SHAREHOLDER REGULATIONS**

**Appliances Maintenance Responsibility**

**SECTION 1.**

**MUTUAL STANDARD APPLIANCES/FIXTURES** are defined as: cooktops/stovetops, ovens, refrigerators, garbage disposals, water heaters (for all Occupancy Agreements executed prior to September 20, 2023), hoods, sinks, faucets, lighting fixtures and ceiling heater/vent/light units.

1.1 Permanent/attached fixtures and appliances to the unit become Non-Standard when attached to the building.

1.2 The Mutual and/or GRF will not be responsible for any reimbursement for Non-Standard items

**SECTION 2.**

**WARRANTY ON STANDARD AND NON-STANDARD APPLIANCES, Effective September 20, 2023:** The Mutual shall no longer warranty any standard or non-standard cooktop/stovetop, oven, refrigerator, garbage disposal, and water heater to new Shareholders and/or Qualifying Residents as of September 20, 2023.

2.1 Garbage Disposals and Water Heaters must be serviced, maintained, and replaced by Service Maintenance or a vetted GRF-approved contractor.

2.2 The Mutual requires that a one-year home and appliance warranty (“Home Warranty”) be purchased upon the sale of any unit.

2.3 The Home Warranty must be part of the escrow package related to the sale of the unit. The selling Shareholder and purchasing Shareholder have the right to negotiate which party will purchase the Home Warranty. The Home Warranty is required prior to the close of escrow and the warranty must be provided to the new Shareholder in the escrow packet.

**SECTION 3.**

**DAMAGE CAUSED BY LEAKAGE FROM NON-STANDARD APPLIANCES:** The Mutual shall not be liable for any damage caused to the interior of the Unit or surrounding Units caused by leaking from non-standard appliances. This includes, without limitation, damage to the flooring, walls, ceiling, decorations, and contents of the Unit or surrounding Units, caused by leakage or overflow of water, electricity, steam or vapor, from drains, pipes, or electrical conduits, or from

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40 any other source, which result from any non-standard appliances located in the Unit.

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42           **3.1**    This provision includes any and all water damage caused by the Qualifying  
43                    Resident’s installation, maintenance, and/or use of a water filter, ice maker, bidet,  
44                    and water heater.

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46 **SECTION 4.**

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48 **DISHWASHERS**: Shareholders may have any make or model built-in dishwasher installed in  
49 their Unit at their own expense by a licensed contractor vetted by the GRF Physical Property  
50 Department and the City of Seal Beach after securing the necessary permits from the GRF  
51 Physical Property Department prior to beginning work. A dishwasher requires a separate  
52 electrical circuit and the Shareholder is financially responsible for replacing the electrical panel  
53 if necessary. The Shareholder assumes full responsibility for any damage incurred to their Unit  
54 and other Units as a result of installation and use of a dishwasher, whether built-in or portable.

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**Document History**

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