

## **SEAL BEACH MUTUAL NO. SEVENTEEN**

### **Mutual Operations**

#### **Balconies**

The balconies of Mutual Seventeen should present a neat appearance at all times. Clutter, debris, inappropriate furnishing, dead or excessive planting, items draped on the railing diminish the appearance of the buildings, affect the appeal of the buildings, and have a negative impact on the value of the property.

1. Residents must take care to ensure the equal distribution of weight on the balconies. Pursuant to California regulations, weight must be distributed at fifty (50) pounds per square foot, including any construction materials.
2. Balcony Construction by floor level of the buildings:
  - a. first floor is concrete
  - b. second and third floor are wood construction (rafters and plywood).
  - c. Railings on all three floors are iron with wood rails
  - d. Second and third floors have horizontal rain gutters with down spouts
3. The balcony floor surface, including the covering, is part of the unit. The unit owner is responsible for any damage caused to any portion of the wood structure. The Unit owner must hire a licensed contractor to make repairs upon discovery of any damage, and all repairs must be conducted under the supervision of the Physical Property Department of Leisure World Seal Beach, and must meet all applicable code requirements of the City of Seal Beach, County of Orange and/or State of California.
4. NOTE: If you are having your balcony area tiled, please check with the Physical Property Department of Leisure World Seal Beach first, and be aware of the weight limitation. If you are carpeting your balcony, remember that carpet holds moisture, which on the second and third floor can promote wood rot.
5. As specified in the Mutual Seventeen Bylaws, the stucco exterior walls and the doors enclosing the storage areas on the balconies are the property of the Mutual Seventeen Association. However, owners are responsible for repairs or replacement beyond normal wear and tear, such as large holes that a resident, a guest, a visitor and/or a contractor has created.
6. Mutual Seventeen Association is also responsible for the maintenance and integrity of the iron railings and wood rails. Owners are responsible for repairs or replacement that go beyond normal wear and tear such as placing excessive weight on the railings, or the presence of rot due to container plants.
7. Outdoor furniture should be well maintained. Such furniture cannot block any doorway or access to the rails.
8. Except for the storage closets, residents are not permitted to use the balconies for storage of items such as exercise equipment, sporting goods, refrigerators, freezers or indoor

furniture.

9. Residents are not permitted to hang towels, rugs, clothing, wet suits, etc. on the balcony rails.
10. Every unit is allowed to display a single flag on each balcony. Each balcony is allowed a single Humming Bird feeder. However, units are not permitted to place food, bird seed or any item that would attract wildlife, rodents, insects, birds (other than Humming Birds) in or on any area of the balcony. We live adjacent to a wildlife reserve, it is illegal to hurt, maim, or kill wildlife even if they are causing damage.
11. In the event that bees construct a hive on any portion of a balcony area, it is the owner(s) responsibility to contact a professional to determine if the bees are of a protected group and to have them removed.
12. For sale or lease signage must follow the sales guidelines of Rule 17-7570-1.
13. No open flame is allowed on the balconies. Electric grills are permitted, but care must be taken to insure that there is very little or no smoke. No gas, wood, propane or charcoal BBQs are permitted.
14. For those units wishing to hang sun shades along the roofing edge of their balcony, the only shade permitted is by Sun Setter, in the Desert Sand color. Any shade that does not meet this requirement must be removed. The only exception are those few units which were approved prior to 2002. These few units must remove the old shades upon a change of title.
15. Residents must remove and discard dead plants. Containers must have water catchment dishes and any container over 18 inches in diameter must be constructed of a light weight material in order to stay within the 50 pound per square foot weight limit. Water from containers on the second and third floors cannot drip over the edge of the balcony decking.
16. Rain gutters should be kept clean at all times. The cleaning is the responsibility of the owners. In the event the Mutual has to clear a gutter or down spout, the owner of the unit will be billed the cost thereof. The wood balcony rails are to be wiped down monthly by the residents. (Bird droppings contain acid which destroys the paint on the wood rails.)

### **Document History**

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