



Laguna Woods Mutual No. Fifty

Rules & Regulations

Resolution M50-20-27

WHEREAS, on January 19, 2006, the Mutual Fifty Board of Directors adopted Resolution M50-0608, 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 over the last 11 years, these forms needed revision;

WHEREAS on June 15, 2017 the Board of Directors of this Corporation on behalf of the corporation hereby adopted the following rules and regulations;

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

NOW THEREFORE BE IT RESOLVED, as of August 28, 2020, 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 units 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 reception 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 unit does not include property taxes for the unit, telephone, internet and premium cable service, personal property insurance, and maintenance of the living space of the unit.
9. Each unit 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 unit. Residents who wish to keep pets in their unit 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 Reception Desk at (949) 434-5624.
15. All construction and remodeling planned within a unit MUST be scheduled through the Maintenance shop (949) 434-5614.
16. Each resident may have one visitor at a time.
 17. Residents must call in their visitors ahead of time to the Reception Desk.
17. Visitors must come through the front entrance and record their name, residence they are visiting, time and length of visit and telephone number with staff before entering the building.
18. Visitors will be asked about the possibility of symptoms/exposure.
19. Visitors will have their temperatures taken before entering the building; not permitted in the building if temperature is over 99.9 degrees.

21. Visitors must sanitize their hands and proceed directly to the unit that they are visiting.
22. Visitors must bring their own masks and must wear them in Common Areas including elevators and hallways.
23. Emergency Work only is permitted within The Towers (interior common areas). "Emergency Work" is defined as work that is necessary to address or correct an imminent threat to the health and safety of a resident or residents of the community.
24. Emergency Work only is permitted within residential units.
25. All work being done by outside vendors must abide by Visitor Rules.
26. Personal property may not be left anywhere in the Common Area for any period of time.
27. In-Room Dining Service only- (no charge)
28. Full-service housecleaning is performed bi-weekly for each resident requesting it.
29. Residents must wear a face mask at all times while the housekeeping staff is in the Resident's unit and must make all reasonable efforts to maintain distance from the housekeeping staff.
30. A maximum of 2 people in the elevator at a time.
31. No group gatherings in common area indoor spaces.
32. Minimum of six feet of distance is to be kept between residents at all times in both interior and exterior common area spaces.
33. Masks are required to be worn by residents, visitors, invitees, and staff in all common areas.
34. Delivery services are to deliver items to staff outside of the front entrance to the Lobby; Staff is to mark the package with unit number, sort and organize packages and take packages out for delivery, wearing gloves and a mask.
35. All staff is to enter the building through the front entrance.
36. Staff temperatures to be taken and recorded twice daily (sent home if above 99.9).
37. All caregivers must enter the building through the front entrance anytime they enter or re-enter the building (same as any other visitor).
38. All caregivers must go directly to the residence for which they are employed.

39. Caregivers must not enter the residence of any resident other than their employer.
40. Caregivers must not congregate with other caregivers inside any residence or common area.
41. Kristen Orr, Towers' General Manager is authorized by the Board to make exceptions to any of the Rules at her discretion.

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 has satisfied the required 28-day comment period per the Davis-Sterling Act.