

SWCM MEMO RE INSTALLATION OF STORAGE CABINETS IN CARPORTS

The purpose of this memo is to provide information regarding administration of the Policy 6.1 of SWCM pertaining to installation of storage cabinets and lockers in carports.

Policy 6.1 prohibits the use of carports for storage. (The agreement for rental of a golf port also prohibits use for storage.) That Policy does allow approval, on a case by case basis and in the Board's discretion, of an alteration permit for construction of an auxiliary storage cabinet in a carport pursuant to Policy 4.0.

Currently, the Board will exercise its discretion to consider construction of a cabinet alongside, but not in front of the parking space in carports (but not golf ports) in G-11 buildings only.* No free standing cabinets will be approved for installation in any carport.

The Mutual has pre-approved plans for cabinets in G-11 buildings, which may be constructed by the Member or its contractor or, if the Member desires, by MOD employees, all at the expense of the Member, but only after issuance of an alteration permit. The Mutual discourages custom cabinets that do not comply with the pre-approved plans, but applications to build such in a G-11 building will be considered on a case by case basis.

Exception: In its discretion, the Board may allow cabinets previously constructed in G-11 carports to remain until ownership of the membership to which the carport is appurtenant is transferred. In order to qualify, construction must have been approved by an alteration permit and the cabinet must be in good repair. Prior to transfer, if the existing cabinet does not conform to the current policies, the member must remove the cabinet and touch up paint as necessary and repair any damage to the carport to the satisfaction of the Mutual. Alternatively, MOD will remove the cabinet and repair the carport as necessary at the expense of the Member.

Note: This exception may be applied only to constructed, not free-standing, cabinets located in G-11 buildings.

* G-11 buildings are those with two stories of residences over parking. The units in these buildings are called Sequoia, Sonoma, Claremont or Saratoga.