

Subject: Use of Community Facilities by Lessees

Purpose: To Establish Guidelines for Use of the Community Facilities by Approved Lessees

Occupancy of any manor in Rossmoor, Walnut Creek by a lessee is subject to approval by the applicable Mutual Corporation and MUST register with the Member Records office. Each Mutual Corporation has restrictions pertaining to the leasing of a manor. Before leasing a manor, the lessor/owner should contact their Mutual for specific requirements, and must comply therewith.

A Golden Rain Foundation Member/owner of record must notify the Foundation when an unoccupied manor is leased, including evidence of acceptance by the applicable Mutual, the identity of the lessee(s), and a copy of the lease agreement including the termination date, along with any other information reasonably requested by GRF. Leasing a unit will not impair the Membership rights of an existing Member in good standing unless it is a designated occupant.

The use of Rossmoor's community facilities may be enjoyed by an approved, registered lessee subject to all GRF governing documents and compliance with the following requirements:

1. Upon approval by GRF, an identification card valid for the term of the lease shall be issued to the lessee, provided that the lessor Member/owner of record previously paid a Membership Transfer Fee, pursuant to Policy 102.1.4.
2. The lessee identification card and registration entitles the lessee(s) to the use of GRF facilities and amenities only during the term of the lease.
3. The GRF Board may impose a Facilities Usage Fee for lessees in an amount and upon such terms as it deems appropriate. The amount and terms of any such fee can be obtained from Member Records upon request.
4. Upon termination of a lease, the GRF Member/owner of record must return the lessee's identification card(s) and other access devices to GRF.
5. Unregistered lessees have no status with GRF and are therefore not permitted to use or access any GRF facilities or amenities, except pursuant to the Guest Policy.
6. Nothing herein precludes an owner of record from naming a lessee as a Designated Occupant, subject to all of the requirements and privileges thereof, as set forth the GRF Bylaws and further described in Policy 104.1.1 (Membership Guidelines).
7. Failure or refusal to comply with this Policy and/or the applicable policies/rules of the Mutual wherein the leased property is located may subject the applicable GRF Member/owner of record to discipline, including a fine and/or suspension of Membership privileges.

Authority: Policy

5/29/69

7/1/76 Rev.

4/15/82 Rev.

1/1/85 Rev.

6/6/89 Rev.

10/26/00 Rev.

12/4/14 Rev.

1/28/16 Rev.

7/27/17 Rev.