

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

April 2, 2013

The Regular Meeting of the Golden Rain Foundation of Laguna Woods Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, April 2, 2013, at 9:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Lynne Dvorak, Patrick Murphy, Marv Rosenhaft, Ray Gros, Pat Feeney, Ruth May, Maxine McIntosh, Ken Hammer, Linda Wilson, Heather Gerson, Larry Souza

Directors Absent: None

Others Present: Jerry Storage, Patty Kurzet
Executive Session: Jerry Storage, Cris Robinson, Patty Kurzet, Luis Rosas, Bob Mulvihill

CALL TO ORDER

President Lynne Dvorak served as Chair of the meeting and stated that it was a regular meeting held pursuant to notice duly given and that a quorum was present. The meeting was called to order at 9:30 A.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

Director May led the membership in the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

A representative of the Laguna Woods Globe was present, and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

APPROVAL OF AGENDA

Without objection, the agenda was approved as amended by moving "*Approval to Host the World Elder Abuse Awareness Day Event at Clubhouse 3*" from the Consent Calendar placing it under New Business for discussion.

APPROVAL OF MINUTES

The Board reviewed and approved without objection the minutes of the Regular Meeting of March 5, 2013 and the Special Meeting of March 6, 2013.

MEMBER COMMENTS

- Dottie Fredericks (776-Q) spoke to a traffic violation she received.
- Rose Ting (4-B) spoke to a traffic violation she received.
- Theresa Callahan (3193-B) commented on Holiday dinner hours at the clubhouses.
- Ed Callahan (3193-B) commented on solar panels.
- Tony Dauer (96-C) commented on ways to improve the Community.
- Marilyn Bristol (582-C) commented on conversations in the back of the room.

The Directors briefly responded to Members' comments.

GENERAL MANAGER'S REPORT

Mr. Storage updated the membership on the ongoing GRF projects within the Community.

CHAIR'S REPORT

President Dvorak announced that the contract with the City of Laguna Woods regarding the Moulton Parkway Project netting issue has been executed; provided an update on the Aliso Creek project, the closing of the Garden Center One annex, Pickle Ball and Paddle Tennis relocation project, and the conversion of the Equestrian Center Hospitality Room, and encouraged residents to attend committee meetings to get the facts of the projects.

OLD BUSINESS

The Secretary of the Corporation, Director Linda Wilson, read a proposed resolution approving the revised Recreation Division Policy with respect to "Section III (G) – Garden Centers", which was postponed from the previous meeting to satisfy the 30-day notification requirement. Director Wilson moved to approve the resolution. Director Gerson seconded the motion.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-33

WHEREAS, by way of Resolution 90-12-133, GRF adopted its new Recreation Division Policy; and

WHEREAS, a recommendation has been made by the Community Activities Committee to make additional changes to further accommodate the needs of the residents;

NOW THEREFORE BE IT RESOLVED, April 2, 2013, that the Board of Directors of this Corporation hereby approves the revised Recreation Division Policy with respect to "Section III (G) – Garden Centers", effective January 1, 2014, to read as follows:

2. Gardeners are limited to a maximum of 400 square feet per manor, except in the few cases where an individual plot is larger than 400 square feet; in addition, there is a limit of one tree plot (citrus or fruit) per manor (any resident with more than one tree plot will be "grandfathered" until the permit is terminated)

RESOLVED FURTHER, that Resolution 90-12-133, adopted November 6, 2012 is hereby amended; and

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.

The Board considered the following proposed resolution approving the Fitness Equipment Room Guest Fee Pricing Policy:

RESOLUTION 90-13-xx

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, by way of Resolution 90-06-32, the Board of Directors adopted a Resident Division Fee Schedule which lists fees charged to residents and non-residents to use GRF shared facilities;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of the Corporation hereby adopts the following Fitness Equipment Room Guest Fee Pricing Policy:

Fitness Equipment Room Guest Fee Pricing Policy

- A guest fee shall be charged for the use of the Fitness Centers' equipment rooms.
- The fee, rounded up to the nearest dollar, shall be based on:
 - the estimated per use cost of the Fitness Centers, and
 - **100%** mark up
- The fee will be adjusted annually on the basis of changes to the estimated per use cost of the Fitness Centers, and percentage mark up.
- The GRF Board of Directors ~~will~~ **may** periodically review the estimated per use cost of the Fitness Centers and determine what percentage mark up to apply.

RESOLVED FURTHER, that Resolution 90-06-32 adopted May 2, 2006 is hereby amended (Resident Division Fee Schedule); and

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.

Without objection, the Board postponed the resolution to May to conform to the 30-day notification requirement.

The Board considered the following proposed resolution approving the Aquatics Guest Fee Pricing Policy:

RESOLUTION 90-13-xx

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, by way of Resolution 90-06-32, the Board of Directors adopted a Resident Division Fee Schedule which lists fees charged to residents and non-residents to use GRF shared facilities;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of the Corporation hereby adopts the following Aquatics Guest Fee Pricing Policy:

Aquatics Guest Fee Pricing Policy

- A guest fee shall be charged for the use of the Community pools.
- The fee, rounded up to the nearest dollar, shall be based on:
 - the estimated per use cost of the pools, and
 - **50%** shared (subsidized) by the Community at large
- The fee will be adjusted annually on the basis of changes to the estimated per use cost of the pools, and percentage shared (subsidized).
- The GRF Board of Directors may periodically review the estimated per use cost of the pools and determine what percentage to be shared (subsidized) by the Community at large to apply.

RESOLVED FURTHER, that Resolution 90-06-32 adopted May 2, 2006 is hereby amended (Resident Division Fee Schedule); and

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.

Without objection, the Board postponed the resolution to May to conform to the 30-day notification requirement.

The Board considered the following proposed resolution approving the Reservation Exception Rate Pricing Policy:

RESOLUTION 90-13-xx

WHEREAS, according to Resolution 90-12-132, which established guidelines

for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, by way of Resolution 90-06-32, the Board of Directors adopted a Resident Division Fee Schedule which lists fees charged to residents and non-residents to use GRF shared facilities;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of the Corporation hereby adopts the Reservation Exception Rate Pricing Policy:

Reservation Exception Rate Pricing Policy

- A rate that is different than the resident rate shall apply to all room reservations that meet the criteria for the “Exception Rate” as defined in the GRF Recreation Division Policy. This rate shall be applied as follows:
 - An exception rate room reservation fee shall be charged for the amount of time required for the use of a reservable room, beginning with a two-hour minimum and increasing in hourly increments thereafter.
 - In the case of the Clubhouse Three Auditorium, the exception rate room reservation fee shall be charged on a daily basis.
 - A setup fee shall be charged for the time blocked out prior to and/or after each reservation necessary to prepare/clean-up the room, during which the room is not available to other users.
 - The exception rate room reservation fee and setup fee shall be based on the lowest hourly rental fee charged for similar facilities outside of the Village, but in the local area, discounted by **70%**; and rounded up to the nearest dollar.
 - For Clubhouse Three Auditorium, the exception rate shall be based on the lowest daily per seat rental fee charged for similar facilities outside of the Village, but in the local area, discounted by **70%**; and rounded up to the nearest dollar.
 - The exception rate room reservation fees will be adjusted periodically on the basis of changes in the external rental fees, and the percentage discount.
- The Board of Directors may periodically review the external rental fees and determine what percentage discount to apply.

RESOLVED FURTHER, that Resolution 90-06-32 adopted May 2, 2006 is hereby amended (Resident Division Fee Schedule); and

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.

Without objection, the Board postponed the resolution to May to conform to the 30-day notification requirement.

The Board considered the following proposed resolution approving the revisions to the Realtor Access Protocols Policy:

RESOLUTION 90-13-xx

WHEREAS, the Golden Rain Foundation (GRF) establishes rules and regulations regarding access requirements for visitors entering Laguna Woods Village; and

WHEREAS, each of the Housing Mutuals has adopted resolutions that govern Open Houses, including restricting Open Houses to Saturday and Sunday when business offices are closed; and

WHEREAS, GRF has adopted procedures for Non-Residents wishing to visit an Open House via General Gate Procedures, Section 1.7 that require a real estate professional to have a business pass or resident/seller clearance; and

WHEREAS, GRF desires to facilitate entry to the Community by licensed real estate professionals who have not obtained proper access prior to visiting either an Open House or a manor advertised for Broker Previews on any Thursday;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors hereby authorizes that upon presentation of a valid driver's license and submittal of a real estate business card to the Gate Ambassador, the real estate professional and his client(s) will be provided access into the Community for the purpose of attending Open Houses and Broker Previews; and

RESOLVED FURTHER, that the collected business cards will be forwarded to Community Services for tracking and follow up; and

RESOLVED FURTHER, that Resolution 90-10-104, adopted on December 7, 2010 is hereby superseded and cancelled; and

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.

Without objection, the Board postponed the resolution to May to conform to the 30-day notification requirement.

NEW BUSINESS

Director Wilson read a proposed resolution approving revisions to its Director Guidelines (Code of Ethics). Director Wilson moved to approve the resolution. Director McIntosh seconded the motion and discussion ensued.

Members Kathryn Freshley (5490-N), Rae Tso (3256-A), and Shari Horne (2354-3C) spoke to the motion.

Without objection, the Board agreed to substitute the word "association" with "corporation" throughout the resolution.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution as amended:

RESOLUTION 90-13-34

Golden Rain Foundation
Director Code of Conduct

WHEREAS, the Board of Directors of this Corporation wishes to clearly state the standard of conduct which we jointly accept and to which we commit ourselves; and

WHEREAS, we choose to use the Community Association Institute (CAI) Model Code of Ethics as the basis for our guidelines;

NOW THEREFORE BE IT RESOLVED, April 2, 2013, that the Board of Directors hereby adopts the following Code of Conduct:

- I. Directors will strive at all times to serve the best interests of the Corporation as a whole, regardless of individual personal interests.
- II. Directors will use sound judgment to make the best possible business decisions for the Corporation, taking into consideration all available information, circumstances and resources.
- III. Directors will act within the boundaries of their authority as defined by law and the governing documents of the Corporation.
- IV. Directors will perform their duties without bias for or against any individual or group of owners or non-resident owners.
- V. Directors will disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the Corporation.

- VI. Directors will always speak with one voice, supporting all duly-adopted board decisions—even if the board member’s vote was for the minority position.
- VII. Directors will maintain the confidentiality of all matters relating to attorney/client privilege, and all matters appropriately discussed in Executive Session or Closed Meetings.
- VIII. Directors will not directly interfere with any outside contractor obtained by the Managing Agent who is implementing a work in progress. All communications regarding contractors will be directed to the responsible Managing Agent’s personnel.
- IX. Directors will not use their positions or decision-making authority for personal gain or to seek advantage over another owner.
- X. Directors will not solicit or accept gifts—directly or indirectly—from owners, residents, contractors, suppliers, or anyone involved in, or seeking to obtain, contractual or other business relations with the Corporation. Items such as calendars, date books and similar marketing materials distributed by a current contractor to all clients are excluded.
- XI. Directors will not make personal attacks on other Directors, staff, or members of the community. Disagreements about an issue should be directed to the issue, not the person who raises an opposing point of view.

RESOLVED FURTHER, that a copy of this resolution, 90-13-34, will be provided to each individual who applies to become a candidate for the GRF Board; and

RESOLVED FURTHER, that Directors and committee members who violate this policy may be subject to immediate disciplinary action including but not limited to:

- a) Censure
- b) Removal from committees
- c) Removal as an Officer of the Board
- d) Request for resignation from the Board

Prior to taking any of the actions described above, the Board will investigate the violation. The Board will review the evidence of the violation, endeavor to meet with the Director believed to be in violation, and if deemed necessary, confer with the corporation’s legal counsel.

RESOLVED FURTHER, that Resolution 90-05-53, adopted July 5, 2005 is

hereby superseded and cancelled; and

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.

Without objection, the Board directed Staff to provide a copy of the Code to any potential contractor or vender that GRF seeks to contract with.

Director Wilson read a proposed resolution approving revisions to the Finance Committee Charter. Director Wilson moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Member Kathryn Freshley (5490-N) commented on the motion.

By a vote of 9-1-0 (Director McIntosh opposed), motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-35

FINANCE COMMITTEE CHARTER

WHEREAS, a Finance Committee has been established pursuant to Article 7, Section 7.1.1 of the bylaws of the Corporation:

NOW THEREFORE BE IT RESOLVED, April 2, 2013, the Board of Directors of this Corporation hereby assigns the duties and responsibilities of this Committee, as follows:

1. Perform the duties imposed upon all standing committees as set forth in the resolution entitled, "General Duties of Standing Committees."
2. Serve as liaison between the GRF Board and the Financial Services Division.
3. Review monthly financial statements and other reports affecting the financial status of this Corporation and review performance in relation to the annual operating budget.
4. Review the capital requirements, service levels and projected revenues related to the Financial Services Division operations and recommend appropriate action to the GRF Business Planning Committee.
5. Review the proposed GRF Business Plan, as presented by the GRF Business Planning Committee, and recommend to the GRF Board action regarding same, including the amount of the assessment required to meet the following year's operating budget and reserves.

6. Regularly review, in cooperation with the Financial Services Director, all insurance and risk management programs for the Laguna Woods Village community, including GRF, the GRF Trust and the mutual housing corporations, and recommend to the Boards of the several corporations the actions to be taken to maintain adequate protection and coverage.
7. Review the investment of funds of GRF and the GRF Trust to determine that standards set by the GRF Board are being complied with, and recommend to the GRF Board changes in such investment standards and procedures as may be deemed advisable.
8. Direct the preparation of Requests for Proposal for the annual audits of the financial statements of the Laguna Woods Village Corporations and recommend firm(s) to be engaged.
9. Review reports and recommendations from the auditors and recommend to the Board any appropriate action in connection therewith.
10. Examine the need for one or more review(s) of the Managing Agent's organizational entities at least once each year. If a need for review(s) is perceived and determined to be feasible, recommend such to the Board. Direct the preparation and submittal of RFPs and subsequent contracts for reviews. Serve as liaison between review consultants and the Board, and make recommendations to the Board based on consultant's findings.

RESOLVED FURTHER, that the Committee shall perform such other tasks as are assigned by the GRF President or the Board; and

RESOLVED FURTHER, that Resolution 90-12-03, adopted January 3, 2012 is hereby superseded and canceled.

Director Gerson moved to approve the signage as proposed by the 19 Restaurant & Lounge to place on the outside of the Village Greens building. Director May seconded the motion and discussion ensued.

Members Kathryn Freshley (5490-N) and Tony Dauer (96-C) commented on the motion.

By a vote of 8-2-0 (Directors McIntosh and Hammer opposed), the motion carried.

Director Wilson read a proposed resolution approving to host the World Elder Abuse Awareness Day event at Clubhouse 3. Director Wilson moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

The Board agreed to postpone discussion until Staff is able to provide additional information.

CONSENT CALENDAR

Without objection the Consent Calendar was approved, and the Board approved the following actions:

RESOLUTION 90-13-36

WHEREAS, in September of 2012, the Board of Directors accepted a donation of new tables, chairs, and benches from the Laguna Woods Tennis Club, and to complete its upgrade, the Tennis Club is requesting to paint the interior of the Tennis Clubhouse in the color of "Jasper Cane", and construct a built-in table for serving space;

NOW THEREFORE BE IT RESOLVED, April 2, 2013, that the Board of Directors of this Corporation hereby approves the request from the Tennis Club to paint the interior of the Tennis Clubhouse in the color of "Jasper Cane", and construct a built-in table for serving space.

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.

RESOLUTION 90-13-37

WHEREAS, a request was received from the Laguna Woods Men's Golf Club to hold a Memorial Golf Tournament on Saturday, May 11, 2013 at the Laguna Woods Village Golf Course;

NOW THEREFORE BE IT RESOLVED, April 2, 2013, that the Board of Directors of this Corporation hereby approves the request from the Laguna Woods Men's Golf Club to hold a Memorial Golf Tournament on Saturday, May 11, 2013 at the Laguna Woods Village Golf Course; and

RESOLVED FURTHER, that the guest fees shall be waived and all guests shall be charged the resident rate; and

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.

RESOLUTION 90-13-38

WHEREAS, a request was received from resident Benjamin Martinez (3336-1E) on behalf of the Global Lifestyle Services for the Blind to hold a golf tournament in June 2013 at the Laguna Woods Village Golf Course;

NOW THEREFORE BE IT RESOLVED, April 2, 2013, that the Board of Directors of this Corporation hereby approves the request from resident Benjamin Martinez (3336-1E) to hold a golf tournament to benefit the Global Lifestyle Services for the Blind in June 2013 at the Laguna Woods Village Golf Course; and

RESOLVED FURTHER, that all applicable fees shall apply; and

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.

RESOLUTION 90-13-39

WHEREAS, the first three hours after sunrise, the east side rooms at the Village Greens are exposed to bright sun glare, and in May 2012 window coverings were only approved to be installed on the Pro Shop windows; and

WHEREAS, further complaints have been received about the morning sun glare in the Café;

NOW THEREFORE BE IT RESOLVED, April 2, 2013, that the Board of Directors of this Corporation hereby approves the request to install six window coverings on the Village Greens Café windows, to be funded from the 2013 operating budget; and

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.

RESOLUTION 90-13-40

WHEREAS, Renegade Racing, the race management company for the City of Laguna Hills Memorial Half Marathon & 5K has requested access to a portion of Laguna Woods Village for the annual Laguna Hills Memorial Half Marathon 5K Run/Walk, to be held on May 27, 2013; and

WHEREAS, the Laguna Hills Half Marathon and 5K race events will enter and exit through Gate 2 and finish at the Laguna Hills Community Center;

NOW THEREFORE BE IT RESOLVED, April 2, 2013, that the Board of Directors of this Corporation hereby authorizes the limited use of the Community streets inside Gate 2 on May 27, 2013 from approximately 6:00am until 9:00am, for the City of Laguna Hills Memorial Half Marathon and 5K event; and

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.

- Approval to Support Senate Bill AB1360 (authorize an association to conduct elections or other membership balloting by electronic voting via opt-in format)

COMMITTEE REPORTS

Director Heather Gerson reported from the Finance Committee.

Director Pat Feeney gave the Treasurer's Report.

Director Marv Rosenhaft reported from the Mobility & Vehicles Committee.

No discussion was held regarding an electric vehicle report.

Ms. Wendy Bucknum entered the meeting at 11:04 A.M.

Director Lynne Dvorak reported from the Community Activities Committee.

Ms. Bucknum provided a summary of the request from Ageless Alliance asking GRF to host the World Elder Abuse Awareness Day event at Clubhouse 3.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-41

WHEREAS, a request was received from Ageless Alliance, a foundation that stands against elder abuse, requesting that GRF host a World Elder Abuse Awareness Day event in June 2013 at Clubhouse 3;

NOW THEREFORE BE IT RESOLVED, April 2, 2013, that the Board of Directors of this Corporation hereby approves to host the World Elder Abuse Awareness Day event at Clubhouse 3 on June 20, 2013 which will offer awareness and inspire future local action to prevent elder abuse; and

RESOLVED FURTHER, that the fee for use of Clubhouse 3 shall be waived; and

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.

Ms. Bucknum left the meeting at 11:12 A.M.

Director Linda Wilson reported from the Security and Community Access Committee.

Director Ray Gros reported from the Traffic Committee.

Director Larry Souza reported from the Maintenance and Construction Committee.

Director Larry Souza reported from the Recreation Master Plan Ad Hoc Committee.

Director Pat Feeney reported from the Media & Communications Committee.

Director Maxine McIntosh reported from the Landscape Committee.

No report was given on the City Council meetings.

Director Ray Gros reported on the Laguna Canyon Foundation.

No future board agenda items were discussed.

DIRECTORS' COMMENTS

Directors made their final comments.

MEETING RECESS

The regular open meeting recessed at 11:34 A.M. and reconvened into Executive Session at 12:21 P.M.

Summary of Previous Closed Session Meetings per Civil Code Section §1363.05

During its Regular Executive Session Meeting of March 5, 2013, the Board reviewed and approved without objection the minutes of the February 5, 2013 Regular Executive Session, the minutes of the February 13, 2013 Special Executive Session, and the minutes of the February 15, 2013 Special Executive Session. The Board heard two disciplinary hearings; discussed contractual issues regarding Moulton Parkway Phase II Improvements, the Specific Plan, GRF Bulk Cable TV Services Agreement, Operational Review RFPs; and discussed discretionary bonuses, and other member disciplinary issues.

During its Special Executive Session meeting of March 14, 2013 the Board discussed contractual issues regarding Moulton Parkway Phase II Improvements, El Toro Water District Recycling project, Gate 1 renovation project, and approving to single-source a contract to install the synthetic turf.

During its Special Executive Session Meetings of March 26, 2013 and April 1, 2013 the Board discussed the Procurement & Planning and Landscaping Operational Review RFPs.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting adjourned at 3:00 P.M.

Linda Wilson, Secretary

RECREATION DIVISION POLICY

III. FACILITIES

GARDEN CENTERS

1. Plots may not be transferred between residents; work must commence within 30 days of permit execution
2. Gardeners are limited to a maximum of 400 square feet per manor, except in the few cases where an individual plot is larger than 400 square feet; in addition, there is a limit of one tree plot (citrus or fruit) per manor (any resident with more than one tree plot will be “grandfathered” until the permit is terminated)
3. The resident gardener assigned to the plot must work the plot (temporary assistance from another resident may be requested)
4. Staff must approve any fence, trellis, or other structure prior to it being built
5. GRF reserves the right to prohibit or limit any plantings that it deems not to be in the best interest of the Community or Garden Centers
6. Any sprinkler systems except drip or soaker are prohibited; water timers are prohibited
7. Gravel is permitted in Garden Center Two pathways only; use of mulch outside of plots is prohibited
8. A gardener must work his/her plot at least six months of the calendar year and maintain the plot at all times
9. Upon revocation of a use permit there is no refund or apportionment of any fee or reimbursement for any planted materials or improvements
10. Pets, except service dogs, are not allowed in the Garden Centers or their parking areas.