

COMMON AREA ALTERATIONS

Section 4.7 of the CC&Rs provides that no alterations or additions to the Common Area, including landscaping, shall be permitted without the prior written approval of the Board. Owners desiring to make alterations or additions to the Common Area shall follow the “Alteration Approval Procedure” outlined below.

SATELLITE DISHES AND TV ANTENNAS

These are permitted. Owners who want to install satellite dishes, TV antennas, wireless cable or any other type of TV or broadcast reception device in the common area or on common area components must submit an Alteration Application and obtain approval of the M28 ACC and Board. This requirement also applies to installations on exclusive use common area that is maintained by the Mutual, such as decks and balconies.

To obtain permission to install a satellite dish, antenna, etc., owners must adhere to the following rules:

- Antennas must be installed in a safe manner, not endangering other residents or common area components.
- Owners must accept financial responsibility for maintenance, repair and replacement costs of roofs or other building components affected by the installation.
- If visible from a street or common area, they must be painted to blend into the surrounding area.

SOLAR ENERGY SYSTEMS

These are permitted, providing they can be installed on the existing building roofs and without major modifications. Please contact MOD for information on available options.

WALKWAYS

An Owner who wants to put a walkway, including stepping stones, in the Common Area must submit an Alteration Application and obtain Board approval. The Owner must include input from Owners of neighboring Units with the Alteration Request.

ALTERATIONS INSIDE A UNIT:

Reference is made to Section 8.5 of the CC&Rs for further details.

Generally, cosmetic alterations to the interior of a Unit do not require the M28 ACC or the Board’s approval. Interior alterations that affect the structural integrity, such as removal or relocation of interior walls; or safety of the building, such as plumbing alterations or hard-wired appliances (including water heaters, air conditioning units or heat pumps), require the approval of the M28 ACC and Board. Even if such changes do not require M28 ACC approval, they may require a City of Walnut Creek permit. It would be prudent for Owners to consult with MOD or the M28 Board before proceeding with any interior changes. The Mutual is not responsible for maintenance, replacement or repair of interior alterations.

SMOKE DETECTORS

Smoke detectors are already installed in M28 Units and are inspected yearly at M28 expense. If the Owners desire more detectors they may install and maintain them at their own expense.

The units installed by the Mutual, however, must remain in place.