

Cape Carancahua Property Owners' Association

Effective
July 1, 2017

Manufactured Home Requirements

Please read, sign, and attach to the Construction Permit Application

No materials may be brought into the Cape, nor construction started until the permit application has been approved. I agree that if any construction is begun without a valid permit having been issued and conspicuously displayed on the property, non-compliance fees will be assessed and the matter may be turned over to the CCPOA attorney for legal remedy and that I will be liable for attorney fees, court costs, and other applicable fees. I hereby grant reasonable access to my property by members of the ACC and CCPOA Board of Directors to determine compliance and progress until such time as the project is completed.

A manufactured home, as defined by the United States Code under 42 U.S.C.A 5402, is a structure, transportable in one or more sections, which, in the travelling mode, is eight body feet or more in width and forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this chapter; and except that such term shall not include any self-propelled recreational vehicle.

The terms "manufactured" and "mobile" may be used interchangeably.

Manufactured homes are allowed in Cape Carancahua only in Section One on Lots 1 through 347. Despite the legal definition of a manufactured home, Cape Carancahua requires a minimum of 600 square feet of living space for any home. An approved sewage disposal system and driveway and culvert must be installed before the structure is delivered.

Applications for the installation of a manufactured home must include the following:

- a. Title or bill of sale, before or after permit approval.
- b. Manufacturer's documentation showing model year, serial number, and construction date within the past five years.
- c. Floor plan showing at least 600 square feet of living space.
- d. Photographs showing an attractive exterior design and appearance.
- e. Manufacturer's certification for a minimum of Wind Zone 2 for the home.
- f. Manufacturer's certification for a minimum of Wind Zone 2 for the tie down footing structure.*
- g. Details of underpinning (skirting) materials to enclose structure to grade level.
- h. Approved OSSF issued by Jackson County.
- i. Floodplain Development Determination letter issued by Jackson County.
- j. Development permit issued by Jackson County.
- k. A stamped survey plat with exact measurements showing the following:
 - 1. Manufactured home
 - 2. Septic system
 - 3. Water lines
 - 4. Driveway(s)
 - 5. Culvert(s)
 - 6. Easements
 - 7. Propane tank
 - 8. Other improvements

I hereby agree to maintain the structure and skirting in good repair within the spirit and letter of the law of the Cape Carancahua Restrictions, Conditions and Covenants. I further agree to remove any deck, stair, building larger than 120 square feet, and any other tank or structure if the manufactured home is removed.

* Examples of Wind Zone 2 footings may be found at www.VandVfootings.com and www.thebuildinginspector.net

The CCPOA and ACC are responsible only for ascertaining that our building restrictions are met. CCPOA and ACC make no warranty, implied or otherwise, regarding structural/design strengths. I hereby grant reasonable access to my property by members of the Architectural Control Committee and the CCPOA Board of Directors for progress assessment until the project is completed.

Signature of Property Owner

Lot #(s)

9-1-1 Street Address

Date

Date Received by CCPOA

CCPOA Office Staff Member