

## 02-24-2021 Town Council Meeting Responses to Council Questions

### **ITEM #9: Consider an Application for Conditional Zoning for 1200 & 1204 Martin Luther King Jr. Blvd.**

#### **Council Question:**

If I am understanding the rezoning request correctly, they are asking that the conditioned self-storage facility be considered as an accessory use to the Manufactured Home Park (as a residential use). Given this, would the applicant be in violation of the zoning if the MHP was removed or no longer in operation or can the MHP be change to another residential, office, commercial, or institutional use in order to continue to meet that zoning requirement?

#### **Staff Response:**

*If the Mobile Home Park were to be redeveloped or changed to another use, it would require a new Conditional Zoning. If the Mobile Home Park were to cease operation but remain on site, the Self-Storage would still be a conforming use until such time that the Mobile Home Park was redeveloped.*

#### **Council Question:**

Since addition of homes in the RCD has been removed, is the total number now 73? If not, where would the additional 10 homes be placed and what impact would the additions have on spacing and privacy of current homes? Are there any regulations or guidelines on minimum spacing between mobile homes?

#### **Staff Response:**

*The applicant has requested to reserve the right to 83 units, in the event that they are able to find space on-site (not in the RCD) to fit additional units. The revised plan sheet, C202 Alternate Unit Relocation Exhibit, shows the proposed location of the additional units. The building code includes spacing requirements and fireproofing of walls depending on spacing between structures.*

#### **Council Question:**

Is there a legal definition of "commercially reasonable"? Does this sentence (below) make the covenants stronger or weaker, in the Town attorney's opinion?

The developer and its successors shall use commercially reasonable efforts to maintain the occupancy of the mobile home park at full occupancy for the full fifteen (15) year period of this condition.

#### **Staff Response:**

*Prior to the last draft of the Covenants and Conditions, the documents specified that the owner*

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would maintain a mobile home park as a use for 15 years, but there was no express language requiring that use to be kept occupied by tenants during time. This sentence added by the applicant is designed to make that requirement more explicit. The “commercially reasonable efforts” standard is often seen in business contracts, and it imposes an objective standard on the owner’s conduct. It is interpreted different ways by courts in different contexts, but in general it would require the owner to have made the same (or qualitatively equivalent) diligent efforts that another reasonable manufactured home park owner would make when attempting to keep full occupancy.

#### **Council Question:**

The application materials provide the total impervious surface and total RCD incursion by zone, but I don't see that it provides the requested new impervious surface and new RCD incursion amounts (vs. existing) - could those numbers be provided?

#### **Staff Response:**

*Information from the applicant to be provided.*

#### **Council Question:**

Item 28 in the revised ordinance states that there will be 8 additional manufactured home pads added, while 10 additional in other locations?

#### **Staff Response:**

*Condition #28 will be corrected – it should read:*

*Manufactured Home Park Lot Layout: Prior to issuance of Zoning Compliance Permit, the developer shall provide details for review and approval by the Town Manager for the additional mobile home lots. The additional ~~eight (8)~~ ten (10) lots shall be located outside of the Resource Conservation District, with no additional impervious surface or land disturbance than provided in this Ordinance.*

#### **Council Question:**

Are there lighting plans/requirements in place to ensure that lighting from the storage and gas station do not interfere with the residents, i.e. shining into windows at night, etc. or can that requirement be added to the ordinance?

#### **Staff Response:**

*The Town requires that light not exceed 0.3 footcandles at the perimeter of the development, to avoid spillover into adjacent properties. There is no requirement for regulating on-site light levels, however. This requested requirement could be added into the ordinance if desired.*

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**Council Question:**

The packet included the email from the Planning Commission but not the official Recommendation report - could you please share that?

**Staff Response:**

*The recommendation is attached.*

**Council Question:**

My recollection is that at the January 27th meeting Mr. Jewell said that the applicant was withdrawing his request for 10 additional pads. Why has that now changed, and the applicant is requesting 83, even if none of the new ones will be in the RCD?

**Staff Response:**

*The applicant has requested to reserve the right to 83 units, in the event that they are able to find space on-site (not in the RCD) to fit additional units.*

**Council Question:**

In the CDC statement, they requested information from the applicant. Have they received all of the information that they requested?

**Staff Response:**

*The information provided to the CDC was provided to all the advisory boards. Staff is not aware of a request for additional information.*

**Council Question:**

Pg. 88: The last sentence of stipulation 6 would appear to largely negate all that comes before it, i.e., although they need to notify the Town and accept applicants, they have no obligation to accept them. Is that true? Would they be able to fill empty pads with applicants from elsewhere instead?

**Staff Response:**

*The Town Attorney has interpreted this condition to require them to notify the Town of a vacancy, so the Town can then opt to inform the other mobile home park residents. (The Town Manager would have discretion as to whether and how to resource and administer this notification process.) The notification appears designed to provide a fuller opportunity for the other mobile home residents to become applicants. It does not require the owner to accept any particular applicant as a resident, and it does not prevent other members of the public from applying to become (or being accepted as) park residents. Note that in a separate condition the*

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*applicant has agreed to use commercially reasonable efforts to keep the park at full occupancy for the 15 years.*

### **Council Question:**

Pg. 90: In stipulation 26 there is a requirement for a displacement plan with approval from the Town Manager required. What happens if the Town Manager rejects the plan? Should there not be some minimum requirements for such a plan?

### **Staff Response:**

*Any reduction in the first 15 years would be subject to the Displacement Mitigation Plan. The requirements for the Displacement Mitigation Plan are provided in the condition.*

### **Council Question:**

Pg. 90: Stipulation prohibits using the park for STRs. Would that prohibition apply to individual residents for any STR use? If so, is that appropriate?

### **Staff Response:**

*The stipulation broadly prohibits STRs in the Mobile Home Park.*

### **Council Question:**

Pg. 91: In stipulation 32, to which uses/structures do the bicycle parking requirements apply?

### **Staff Response:**

*Bicycle parking is required for the gas station and self-storage buildings.*

### **Council Question:**

Pg. 93: Is stipulation 53 the standard CDC requirement or is it unique to this project?

### **Staff Response:**

*This is the standard CDC condition.*

### **Council Question:**

Questions have been raised about a crown sign on the building. Can we ensure that if, such signage (or any other illuminated signage) is used, it does not face the mobile homes?

### **Staff Response:**

*Staff has discussed the proposal of limiting the self-storage building to one crown sign. The applicant did not agree to this condition, so it was not included.*

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**Council Question:**

The applicant has stated that the rules and regulations that they have promulgated are standard on all of their properties (and may be common for the entire industry). Have we verified this?

**Staff Response:**

*Staff has not verified this statement. A copy of the rules and regulations, provided by the applicant, is attached.*

**Council Question:**

Under the Community Rules & Standards, who is responsible for power washing the mobile homes?

**Applicant Response:**

*Residents are responsible for power-washing their own homes.*

**Council Question:**

What kind of fencing then would be erected between the self-storage and mobile homes?

**Staff Response:**

*The ordinance prohibits chain-link fencing, but otherwise does not specify. The applicant may be able to provide additional details regarding the intended fence design.*

**Council Question:**

Did the applicant not commit to removing the 10 additional dwelling units on-site? Why is it still on the application? It says that the units in the RCD have been removed, so is the applicant planning on adding the 10 units within the current footprint of the park?

**Staff Response:**

*The applicant has requested to reserve the right to 83 units, in the event that they are able to find space on-site (not in the RCD) to fit additional units.*

**Council Question:**

Is there any national data around new manufactured housing and appreciation/depreciation over time?

**Staff Response:**

*Yes, there have been studies on the appreciation or depreciation of manufactured housing. The*

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*data in this [Urban Institute article](#)<sup>1</sup> suggests there is evidence that manufactured homes can appreciate similarly to site-built homes. The University of New Hampshire's Carsey Institute also released [this study](#)<sup>2</sup> with a key finding that manufactured homes in resident owned communities can see the value of their homes increase over time. Not all manufactured housing is shown to appreciate though. The data seems to suggest there are several factors that influence whether a manufactured home appreciates in value or depreciates, including the regional housing market, the desirability of the specific community, and the home.*

**Council Question:**

The CDC resolution mentions a mobile home HOA, does one exist?

**Staff Response:**

*No HOA is included in the proposal.*

**Council Question:**

Has the applicant come back with an answer on being willing to reduce the 15% down to 10% in terms of rental price range compared to other MHP's and doing the rent market comparisons more frequently than every 4 years? Is there anything stopping the applicant from raising the rents above the 15% threshold between the 4 year "checks"?

**Staff Response:**

*The applicant has not agreed to modify the terms of the market rate rental comparison process.*

**Council Question:**

Is the PIL of \$15,000 for BRT stop improvements sufficient? What will that get us?

**Staff Response:**

*The \$15,000 payment-in-lieu will provide for a standard bus shelter. Staff is estimating that the cost of future BRT stations will be approximately \$585,000.*

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<sup>1</sup> <https://www.urban.org/urban-wire/new-evidence-shows-manufactured-homes-appreciate-well-site-built-homes>

<sup>2</sup> <https://scholars.unh.edu/cgi/viewcontent.cgi?article=1009&context=carsey>

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**Council Question:**

On pg. 90, if the Town Manager finds the Displacement Mitigation Plan insufficient, what happens? Do we have an enforcement mechanism or some sort of minimum requirements for such a plan?

**Staff Response:**

*Any reduction in the first 15 years would be subject to the Displacement Mitigation Plan. The requirements for the Displacement Mitigation Plan are provided in the condition.*

**Council Question:**

Where in the stipulations are the street improvements for safety within the park that the applicant agreed to (i.e. installing a speed table or some other speed reduction device)?

**Staff Response:**

*The work is not included in the conditions. The work is part of the on-going updates to the park that the Owner is doing. The potholes have already been filled, and a more comprehensive resurfacing and in some cases widening will take place upon issuance of a ZCP. Any widening will entail an increase in impervious surface (which is accommodated in the pre-post impervious calculations) and can't be done until a ZCP is approved.*

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### **Council Question:**

The closest map that I see for the 3 new parcels in the slide #9 of the staff presentation. However there is a txt box near lower left corner "New gas station" that blocked that area. Can we resend the GIS map without the text box?

### **Staff Response:**

See diagram below:



### **Council Question:**

From what I can see now, parcel 2 and 3 don't seem to have exit/entrance to access the public right-of-way without going through parcel 1, or construct new road in the RCD area. How could these work as independent parcels? Are there regulations on criteria to establish an independent parcel?

### **Staff Response:**

Each of the proposed lots does meet the dimensional standards of the Land Use Management Ordinance as shown in the table below:



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	<b>Zoning District</b>	<b>Minimum Lot Size</b>	<b>Proposed Lot Size</b>	<b>Minimum Frontage</b>	<b>Proposed Frontage</b>
<i>Parcel 1</i>	<i>NC</i>	<i>5,500 sf</i>	<i>68,739 sf</i>	<i>40 ft</i>	<i>264 ft</i>
<i>Parcel 2</i>	<i>OI-2</i>	<i>5,500 sf</i>	<i>75,124 sf</i>	<i>40 ft</i>	<i>63 ft</i>
<i>Parcel 3</i>	<i>OI-2</i>	<i>5,500 sf</i>	<i>462,379 sf</i>	<i>40 ft</i>	<i>262 ft</i>

*It is fairly common for developments consisting of multiple parcels to have a joint access, where the access driveway goes through one or more parcels. Typically, an access easement is created to allow all properties to have use of the driveway. A condition has been included in Revised Ordinance A for cross-access easements through the site. There is no requirement for each parcel to have independent access, but they must meet the minimum requirements for street frontage and lot width.*

**Council Question:**

According to LUMO Table 3.7-1: Use Matrix, Manufactured Home Park is "--" Not Permitted for OI-2. So, is it against our LUMO to designate manufactured home park to be the primary use for New Parcel #3 (OI-2-CZD)?

**Staff Response:**

*While it is true that manufactured home parks are not allowed as a primary (or accessory) use in OI-2, they are not allowed in the existing R-4 zoning district either. The applicant is requesting a modification to regulations to allow the existing nonconforming use (the manufactured home park) to continue.*

## Amy Harvey

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**From:** Maurice Jones  
**Sent:** Wednesday, February 24, 2021 5:20 PM  
**To:** Allen Buansi; Amy Harvey; Amy Ryan; Hongbin Gu; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Town Council  
**Cc:** Flo Miller; Mary Jane Nirdlinger; Ross Tompkins; Colleen Willger; Judy Johnson; Michael Sudol; Jeanne Brown; Ann Anderson; Alisa Rogers; Chelsea Laws  
**Subject:** Additional Staff Responses to Council Questions

Mayor and Council,

We received additional questions from Council Members today concerning this evening's meeting. Those questions and staff responses can be found below.

All the Best,  
Maurice

### **Council Question**

What are the floor plate size (square footage) and the horizontal dimensions of the self-storage building?

### **Staff Response**

The proposed floor plate for the storage building is approximately 270' X 120' X 38'. The building is proposed with 4-stories with a total of 134,400 square feet. 3 of the stories are above ground and 1 below (for a total of 4 stories). The approximate floor plate is 33,600 sf for each floor.

### **Council Question**

The building code includes spacing requirements and fireproofing of walls depending on spacing between structures.

Could staff please clarify if there are regulations in place on the spacing between manufactured homes? Is there a minimum requirement and if so, who enforces that?

### **Staff Response**

Fire separation for manufactured home is per Chapter 6 of NFPA 501A, 2003 Edition. Here are the basic guidelines:

No portion of a manufactured home, excluding the tongue, shall be located closer than 10' side to side, 8' end to side, or 6' end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1-hour fire resistance rating or the structures are separated by a 1-hour fire rated barrier. This is enforced by the building and development services officials.

### **Council Question**

My question is on the role of LUMO, and the boundaries of CZD. In the example of the self-storage building, we designate "manufactured home park" as the principal use, even though it is not a permitted use for OI-2. We designate the storage build as accessory use, even though it dominates in size and intensity and unrelated to the tenants of the manufactured homes. We allow the floor/area ratio of the storage building site to reach 1.72 even though the maximum for OI-2 is 0.264. There also seems "no within district uniformity" when the two lots in the same OI-2-CZD are designated with different uses, intensity. We also set aside LUMO 6.23 design guidelines for self-storage buildings ...

So my question is where is the legal boundary for CZD? What are the criteria to judge if a CZD decision is not arbitrary/capricious? Or is it that anything goes as long as the government and the developer can strike a deal?

**Staff Response**

Generally speaking, the regulations in the Land Use Management Ordinance may be modified by the ordinance enacted to create a conditional zoning district. 160A-382 (a), which is the North Carolina General Statute that authorizes the Town’s use of Conditional Zoning at this time, states, “Such districts may include...conditional zoning districts, in which site plans and individualized development conditions are imposed.” However, this authority for “individualized development conditions” is limited by 160A-382 (b) which states:

Specific conditions applicable to these districts may be proposed by the petitioner or the city or its agencies, but only those conditions mutually approved by the city and the petitioner may be incorporated into the zoning regulations or permit requirements. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to city ordinances and an officially adopted comprehensive or other plan and those that address the impacts reasonably expected to be generated by the development or use of the site.

Therefore, 160A does not give the Town unlimited authority regarding the enactment of conditional zoning districts, but there is considerable latitude provided the “individualized development conditions” do not exceed the restrictions in 160A-382 (b).

Regarding the criteria to judge a proposed CZD application, the LUMO gives the following criteria for evaluating zoning amendments, which includes conditional zoning districts, in Section 4.4:

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the town it is intended that, this appendix shall not be amended except a) to correct a manifest error in the appendix, or b) because of changed or changing conditions in a particular area or in the jurisdiction generally, or c) to achieve the purposes of the comprehensive plan.

It is further intended that, if amended, this appendix be amended only as reasonably necessary to the promotion of the public health, safety, or general welfare, and in conformance with the comprehensive plan.

Maurice Jones  
Town Manager  
Town of Chapel Hill, NC  
(919) 968-2743  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### RECOMMENDATION FOR SPECIAL USE PERMIT MODIFICATION FOR 1200 & 1204 MARTIN LUTHER KING JR. BLVD.

October 6, 2020

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Melissa McCullough moved and Michael Everhart seconded a motion to recommend approval of Resolution B, denying the Special Use Permit Modification.

**Vote:** 5 – 3

**Yeas:** James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel

**Nays:** John Rees (Chair), Louie Rivers (Vice-Chair), Buffie Webber

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Melissa McCullough moved and Michael Everhart seconded a motion to recommend that Council find the proposed rezoning inconsistent with the Comprehensive Plan.

**Vote:** 8 – 0

**Yeas:** John Rees (Chair), Louie Rivers (Vice-Chair), James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber

**Nays:**

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Michal Everhart moved and Melissa McCullough seconded a motion to recommend approval of Resolution B, denying the Zoning Atlas Amendment.

**Vote:** 7 – 1

**Yeas:** Louie Rivers (Vice-Chair), James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber

**Nays:** John Rees (Chair)

Prepared by: Michael Sudol, Planner II

## STACKHOUSE MANAGEMENT, LLC

### RULES FOR NORTH CAROLINA MOBILE HOME PARKS

Welcome! To protect your investment and for the best interest of your community certain rules have been adopted to ensure each resident has the benefit of enjoying their home and the park. If these standards are not maintained, residents will receive a notice of violation, followed by a fine and possible eviction.

### PAYMENT

All rents are payable in advance by the first of each month. After the 5th of the month a late fee penalty of \$15, or 5% of full rent (whichever is greater), shall be applied to the rental payment. If full rental payment is not received within 7 days after it becomes due, anyone who does not have rents paid on time, unless otherwise arranged for in writing, shall be directed to leave the park within thirty (30) days at the option of management.

### COMMUNITY

1. All homes and yards are kept in an outwardly presentable condition and not allowed to deteriorate or fall in disrepair so as to become an eyesore or nuisance to the neighborhood. The home should not have fading or flaking paint, broken windows, unsightly awning, and home accessories. No trees or shrubs may be planted. Vegetable and flower gardens are permitted. Failure to maintain a garden may result in fines or revocation of approval.
  - a. House and/ or lot numbers must be visible on the top left corner of the front and back of the home. Standard 6" reflective number labels should be used to ensure the address is visible from the road.
  - b. Lawn furniture, bicycles, toys and other outdoor articles, when not in use detract from the attractive appearance of the community. Therefore, no storage of any kind will be permitted around the home except in a utility building that has received written approval by management.
  - c. No alterations, additions, or changes, such as outside buildings, antennas, fences, patios on the premises or fixtures thereon without the written consent of the management. As all the utility lines are underground, no fences, poles, or stakes can be driven into the ground.
  - d. Towing hitches must be removed or covered per Federal Government Insurance guidelines (HUD).
2. Management provides for pickup of trash at specified times. All garbage must be in plastic bags and placed in garbage containers. Garbage containers used for mobile home site shall be tightly covered and fastened to prevent their blowing freely in park. Plastic garbage bags may not be left exposed out of doors. Any cardboard or other large items must be torn apart, smashed, or otherwise compressed as much as possible.
3. Communities with curbside trash service, may move garbage container to the curb after 3 PM the day before trash pick-up and must be returned to the home by 10 PM the day of trash pick-up. Trash service is provided for 1 solid waste container per household. Having more than 1 trash container for pick up or having more than one pick-up at your residence will result in a fine. If your trash is placed in dumpsters any trash found outside the dumpsters or placed improperly on top of dumpsters will result in a fine assessed to all residents.
4. To install approved steps and metal skirting around the mobile home within 60 days after home is placed on site. If inclement weather or other unforeseen matters cause a delay, this will be taken into consideration. Skirting shall be installed according to park standards.
5. Disorderly conduct, abusive language, noisy disturbances, or disregard of the rules and regulations contained herein shall be grounds for immediate removal of all persons committing said offenses from the premises.
6. Parents will be held responsible for any damage caused by their children. Tenants will be responsible for their guests and pets.

### VEHICLES

1. Two vehicles are allowed at each homesite. Do not park on the Grass or in or along park roads, or in undesignated areas on the lots. Parking Spaces are 20X20.
2. Reasonable speed limits are essential to safeguard residents and the children, the speed limit of 10 miles per hour is strictly enforced. Please report excessive speeding.
3. Vehicles which are unlicensed, having plates that are expired or are inoperable cannot be parked or stored on

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the premises. Any vehicle found to be in violation of this rule will be towed, at the owner's expense.

4. Tenants are not allowed to store, park or repair boats, "off road" vehicles, dirt bikes, Box Trucks or ATV on premises.
5. No automobiles can have a "for sale" sign on the car.

### **RESIDENT RESPONSIBILITIES**

1. All water lines must be insulated at all times, by insulation or heat tape. Any damage caused to the park water lines or mobile home water system, because of frost or water lines freezing of resident water pipes and connections shall be repaired at the tenant's expense.
2. The only three things you should flush down the toilet are feces, urine, and toilet paper. Anything that is not dissoluble should not be put in the sewer. This means do not flush paper towels, disposable diapers, sanitary napkins, "flushable" wipes or cat litter.
3. No peddling, soliciting or commercial enterprises are permitted in the park. Signs or any type of advertisement is prohibited.
4. No leased lots shall be used for commercial or business purposes – this means you cannot operate a business or store business materials on your lot.
5. No home or lot shall be subleased or put in the possession of another party without prior written approval from management. All mobile homes and lots are to only be occupied by the applicant(s) and occupants listed on the signed lease. Prior to selling a home the tenant must have written approval from management. To receive obtain approval the prospect must complete an application, background check and provide valid photo identification. Without approval the home must be vacated.

### **REPAIR CHARGES:**

Repair of any underground utility lines damaged by digging or planting on the premises will be charged to the appropriate resident causing the damage. Repair to common areas and other homes/buildings damaged by a resident's activities will be charged to the resident causing or participating in the cause of the damage. Any and all repairs that are required due to negligence or improper use on the part of the Resident will be charged to the tenant's lot rent account.

### **MANAGEMENT**

1. The owner reserves the right to increase any fees or change or alter these rules providing the owner delivers to every resident a notice in writing at least 30 days in advance of increase of park fee or rule change.
2. Management shall not be liable for loss or damages to a home or any personal property owned by resident unless may be caused by negligence of management.
3. The management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods, or other natural acts which are beyond its control. Equipment and apparatus furnished on the grounds are solely for the convenience of residents and all persons using same do so at their own risk.
4. There are certain rules and ordinances for mobile homes set forth by the county and state that we all must abide by. These will be strictly enforced.
5. The park owner retains the right, in its sole discretion, to waive, any one or more of these rules with respect to any one or more homeowners. Waiver of any rule or right unless expressly stated herein, nor shall a waiver on behalf of any specified individual or individuals be deemed a waiver for any unspecified individuals. ANY violation of the above rules could be cause for eviction from the park.

### **PETS**

**NO FARM ANIMALS ALLOWED – this includes but is not limited to chickens, roosters, goats, cows, or sheep.**

1. The presence of all animals shall be reported to the park owner within five (5) days of the acquisition of

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the animal or pet.

Management requires proof of registration for all pets residing in the park. If you currently have a pet in your home, you have 30 days from the date you received the park rules and regulations to provide proof of registration from your county of residence or remove the pet from the premises.

2. Registered Pets are allowed in the park only so long as-
  - a) they are not allowed to run loose at any time
  - b) they are never chained outside the mobile home. -They are only outside while being walked on a leash.
  - c) they do not annoy or disturb the neighbors.
3. All Pet excrement must be removed by the pet owner from the pet owner's yard or any other place or location within the community where the pet may have access. When pets are walked in the common areas, the pet owner must clean up after the animal. A \$25.00 per incident fine will be imposed upon the owner of any pet who does not clean up after their animal anywhere in the community, including their lot.
4. All Pet owners are responsible for any damage caused by the pet to community property or the property of another resident. Such damage must be repaired and/or paid for by the pet owner.
5. No dog runs, dog houses, cage or fenced areas for a pet are permitted. All pets must be kept inside the home. Anytime time pet is outside, it must be kept on a leash and may not be left unattended.
6. No more than two pets are permitted per home
7. Under no circumstance are cats allowed to roam the property
8. Any homeowner who has a dog known to be unfriendly, aggressive or a dog that has previously bitten or attacked someone is prohibited. Management reserves the right to demand a pet be removed from the community in the event of a serious attack or aggressive behavior.
9. Prohibited Breeds – Specific breeds of dogs or mixes including those breeds are not permitted
  - a) Pitbull
  - b) Chow
  - c) Doberman
  - d) Rottweiler
  - e) Husky
  - f) Great Dane
  - g) German Shepard
  - h) Malamute
10. **INSURANCE REQUIRED.** Management requires proof of insurance from any resident housing a dog or any other pet in the community. Homeowners are advised to contact their insurance company/agent to make certain liability coverage for pets is included to their homeowner policy.

### **OUTSIDE PLAY/RECREATION EQUIPMENT**

1. Outside play equipment, weightlifting or exercise equipment, spa, whirlpool or any other unit, device or equipment is **not permitted**.
2. **Trampolines of any size are not permitted**
3. **Pools of any size are not permitted**
4. **Swing sets are not permitted**

### **STORAGE AROUND & UNDER THE HOME**

1. Mobile home tires, axles, hitches, and non-hazardous items may be stored beneath the manufactured home.
2. Up to ½ cord of firewood may be kept at least six feet from the home and 12 inches above the ground in a



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freestanding frame.

3. Other combustible or hazardous materials are prohibited. The only items permitted on a patio are:
4. Patio furniture, picnic tables, potted plants, all in good condition.
5. Bikes, toys, garbage cans, lawn and garden equipment, tools and other large items must be stored in the shed, under the home or out of sight from the street.
6. Grills (gas or charcoal) may not be stored on the deck, porch or steps of any home. When in use the grill must be located at least 10 feet from any structure.

### **STORAGE SHEDS**

Each lot is permitted one shed of an approved size and style as directed by management. Sheds must be in compliance with health regulations regarding proximity to neighboring structures. No auxiliary structures may be constructed or affixed to a shed to create additional covered storage area. Shed must be maintained in good appearance and condition.

### **DAMAGE TO DRIVEWAYS,**

1. A homeowner will be held responsible for damage to a patio area, driveway, sidewalks or yard.
2. Management reserves the right to assess a fee to correct and/or clean any area for which the homeowner is responsible.

### **CONSTRUCTION AND SAFETY STANDARDS**

1. Oil and propane gas tanks are to be located to the rear of the home, and out of sight from the road.
2. Fireworks, open fire-pits and any burning are prohibited on the park property and the areas around the park.
3. All mobile homes must be power washed annually.
4. All homes to be placed on lot according to the management specifications and all connections to water, electric and sewer lines must be with management approval.
5. All connections between the meter and the mobile home is to be made by a licensed electrician approved by the owner. The cost of such connections and maintenance is the Residents responsibility. Each homeowner will be responsible for any clogging of sewer lines, pumping of the sewer system necessitated by excessive use of water due to faulty or leaking fixtures or other detrimental usage.

### **REGLAS PARA EL PARQUE DE CASA MÓVIL**

¡Bienvenido! Para proteger su inversión y para el mejor interés de su comunidad, se han adoptado ciertas reglas para asegurar que cada residente tenga el beneficio de disfrutar de su hogar y el parque. Si no se mantienen estos estándares, los residentes recibirán un aviso de violación, seguido de una multa y un posible desalojo.

#### **PAGO**

El alquiler de un sitio para viviendas se paga por adelantado y vence el primer día de cada mes. Si los alquileres no se reciben dentro de los 5 días de la fecha de vencimiento, se agregará un cargo por servicio del 5% o \$ 15.00, el que sea mayor. La falta de pago de la renta provocará el desalojo del parque.

#### **COMUNIDAD**

1. Todas las casas y patios se mantienen en una condición aparentemente presentable y no se les permite deteriorarse o caer en mal estado para convertirse en una molestia para el vecindario. La casa no debe tener pintura descolorida o desconchada, ventanas rotas, toldo antiestético y accesorios para el hogar. No se pueden plantar árboles o arbustos. Vegetales y jardines de flores están permitidos. No mantener un jardín puede resultar en multas o revocación de la aprobación.
  - a. Los números de casa y / o lote deben estar visibles en la esquina superior izquierda de la parte delantera y trasera de la casa. Se deben usar etiquetas de números reflectantes estándar de 6 "para asegurar que la dirección sea visible desde la carretera. segundo.
  - b. Muebles de jardín, bicicletas, juguetes y otros artículos de exteriores, cuando no están en uso, restan valor a la apariencia atractiva de la comunidad. Por lo tanto, no se permitirá ningún tipo de almacenamiento en el hogar, excepto en un edificio de servicios públicos que haya recibido la aprobación por escrito de la administración. do.
  - c. No se permiten modificaciones, adiciones o cambios, como edificios externos, antenas, cercas, patios en las instalaciones o accesorios sin el consentimiento por escrito de la administración. Como todas las líneas de servicios públicos están bajo tierra, no se pueden colocar vallas, postes o estacas en el suelo.
  - d. Los enganches de remolque deben retirarse o cubrirse según las pautas de seguro del gobierno federal (HUD)
2. La administración proporciona la recolección de basura en momentos específicos. Toda la basura debe colocarse en contenedores apropiados y colocarse en el lugar designado

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3. Instalar pasos aprobados y zócalos de metal alrededor de la casa móvil dentro de los 60 días posteriores a la colocación de la casa en el sitio. Si las inclemencias del tiempo u otros asuntos imprevistos causan un retraso, esto se tendrá en cuenta. Los zócalos se instalarán de acuerdo con las normas del parque.
4. Instalar escalones aprobados y zócalos de metal alrededor de la casa móvil dentro de los 60 días posteriores a la colocación de la casa en el sitio. Si las inclemencias del tiempo u otros asuntos imprevistos causan un retraso esto se tendrá en cuenta. Los zócalos se instalarán de acuerdo con los estándares del parque.
5. La conducta desordenada, el lenguaje abusivo, los disturbios ruidosos o el incumplimiento de las reglas y regulaciones contenidas en este documento serán motivo para la expulsión inmediata de todas las personas que cometan dichos delitos de las instalaciones.
6. Los padres serán responsables por cualquier daño causado por sus hijos. Los inquilinos serán responsables de sus invitados y mascotas.

### VEHICULOS

1. Se permiten dos vehículos en cada sitio. No se estacione en la hierba o fuera de la calle. Los límites de velocidad razonables son esenciales para proteger a los residentes y los niños, el límite de velocidad de 10 millas por hora se aplica estrictamente. Por favor, informe de exceso de velocidad.
2. Los vehículos que no tienen licencia, que tienen placas vencidas o inoperables no se pueden estacionar ni almacenar en las instalaciones. Cualquier vehículo que se encuentre en violación de esta regla será remolcado, a cargo del propietario.
3. Los inquilinos no tienen permitido almacenar, estacionar o reparar embarcaciones, camiones de caja vehículos "off road" ,ATV en las instalaciones.
4. Ningún automóvil puede tener un letrero de "venta" en el automóvil.

### **RESPONSABILIDADES DE LOS RESIDENTES**

1. Todas las líneas de agua deben estar aisladas en todo momento, mediante aislamiento o cinta de calor. Cualquier daño causado a las líneas de agua del parque o al sistema de agua de la casa móvil, debido a la congelación o la congelación de las tuberías y conexiones de agua residentes se reparará por cuenta del inquilino.
2. No se permite el tráfico, la solicitud o las empresas comerciales en el parque. Las señales o cualquier tipo de publicidad está prohibida.
3. No se deben usar lotes arrendados con fines comerciales o comerciales; esto significa que no puede operar un negocio o almacenar materiales comerciales en su lote.
4. Las únicas tres cosas que debe tirar en el inodoro son las heces, la orina y el papel higiénico. Cualquier cosa que no sea soluble no debe ser puesta en la alcantarilla. Esto significa que no debe tirar toallas de papel, pañales desechables, toallas sanitarias, toallitas desechables o arena higiénica para gatos.
5. Ningún hogar o lote será subarrendado o puesto en posesión de otra parte. Todas las casas móviles y lotes solo deben ser ocupados por los solicitantes y los ocupantes que figuran en el contrato firmado. Antes de vender una casa, el inquilino debe contar con la aprobación por escrito de la administración. Para recibir y obtener la aprobación, el prospecto debe completar una solicitud, verificación de antecedentes y proporcionar una identificación con foto válida. Sin aprobación el hogar debe ser desalojado.

### **CARGOS DE REPARACIÓN:**

La reparación de cualquier línea de servicio subterráneo dañada por la excavación o plantación en las instalaciones se cargará al residente correspondiente que cause el daño. La reparación de las áreas comunes y otras casas / edificios dañados por las actividades de un residente se cargará al residente que cause o participe en la causa del daño. Todas y cada una de las reparaciones que sean necesarias debido a negligencia o uso indebido por parte del Residente se cargarán a la cuenta de alquiler del lote del inquilino.

### **ADMINISTRACIÓN**

1. El propietario se reserva el derecho de aumentar cualquier tarifa o cambio o alterar estas reglas, siempre que el propietario envíe a cada residente un aviso por escrito al menos 30 días antes del aumento de la tarifa del parque o el cambio de reglas.
2. La administración no será responsable por pérdidas o daños a un hogar o propiedad personal que sea propiedad del residente, a menos que sea causada por negligencia de la administración.
3. La administración no será responsable por accidentes, lesiones o pérdida de propiedad por incendio, robo, viento, inundaciones u otros actos naturales que estén fuera de su control. Los equipos y aparatos suministrados en el terreno son únicamente para la comodidad de los residentes y todas las personas que los usan lo hacen bajo su propio riesgo.
4. Hay ciertas reglas y ordenanzas para casas móviles establecidas por el condado y el estado que todos debemos cumplir. Estos serán estrictamente aplicados.
5. El propietario del parque se reserva el derecho, a su exclusivo criterio, de renunciar a cualquiera de estas reglas o más con respecto a cualquiera o más propietarios de viviendas. Renuncia a cualquier regla o derecho, a menos que se indique expresamente en el presente documento, ni una renuncia a nombre de ninguna persona o personas específicas se considerará una renuncia para personas no especificadas. CUALQUIER violación de las reglas anteriores podría ser causa de desalojo del parque.

### **MASCOTAS**

**NO SE PERMITEN ANIMALES DE GRANJA** - esto incluye, pero no se limita a pollos, gallos, cabras, vacas o ovejas.

1. La presencia de todos los animales se informará al propietario del parque dentro de los cinco (5) días posteriores a la adquisición del animal o mascota. La administración requiere comprobante de registro para todas las mascotas que residen en el parque. Si actualmente tiene una mascota en su hogar, tiene 30 días a

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partir de la fecha en que recibió las reglas y regulaciones del parque para proporcionar un comprobante de registro de su condado de residencia o retirar a la mascota de las instalaciones.

2. Se permiten mascotas registradas en el parque solo por un tiempo a) no se les permite correr sueltos en ningún momento b) nunca se encadenan fuera de la casa móvil. -Sólo están afuera mientras caminan con una correa. c) No molestan ni molestan a los vecinos.
3. Todos los excrementos de mascotas deben ser retirados por el dueño de la mascota del patio del propietario de la mascota o cualquier otro lugar o ubicación dentro de la comunidad donde la mascota pueda tener acceso. Cuando las mascotas son paseadas por las áreas comunes, el dueño de la mascota debe limpiar después del animal. Se impondrá una multa de \$ 25.00 por incidente al propietario de cualquier mascota que no limpie después de su animal en ninguna parte de la comunidad, incluido su lote.
4. Todos los dueños de mascotas son responsables por cualquier daño causado por la mascota a la propiedad de la comunidad o la propiedad de otro residente. Dicho daño debe ser reparado y / o pagado por el dueño de la mascota.
5. No se permiten corridas de perros, casetas de perros, jaulas o áreas cercadas para mascotas. Todas las mascotas deben mantenerse dentro de la casa. En cualquier momento en que la mascota esté afuera, debe mantenerse con una correa y no puede dejarse desatendida.
6. No se permiten más de dos mascotas por hogar.
7. Bajo ninguna circunstancia se les permite a los gatos vagar por la propiedad
8. Se prohíbe cualquier propietario de casa que tenga un perro conocido como hostil, agresivo o que haya mordido o atacado previamente a alguien. La administración se reserva el derecho de exigir que una mascota sea removida de la comunidad en caso de un ataque serio o comportamiento agresivo.
9. Razas prohibidas: no se permiten razas específicas de perros o mezclas, incluidas aquellas razas
  - a. Pitbull
  - b. Chow
  - c. Doberman
  - d. Rottweiler
  - e. Husky
  - f. Gran danés
  - g. Pastor Alemán
  - h. Malamute

**SEGURO REQUERIDO.** La administración requiere prueba de seguro de cualquier residente que aloje a un perro o cualquier otra mascota en la comunidad. Se recomienda a los propietarios de viviendas que se pongan en contacto con su compañía / agente de seguros para asegurarse de que la cobertura de responsabilidad para mascotas se incluya en su póliza de propietario.

### **JUEGO EXTERIOR / EQUIPO DE RECREACIÓN**

1. **No se permite el equipo de juego exterior, levantamiento de pesas o equipo de ejercicios, spa, hidromasaje o cualquier otra unidad, dispositivo o equipo.**
2. **No se permiten trampolines de cualquier tamaño.**
3. **No se permiten piscinas de cualquier tamaño.**
4. **No se permiten columpios.**

### **ALMACENAMIENTO ALREDEDOR Y BAJO EL HOGAR**

1. Los neumáticos, los ejes, los enganches y los elementos no peligrosos de las casas móviles pueden almacenarse debajo de la casa manufacturada.
2. Se puede mantener hasta media cuerda de leña al menos a seis pies de la casa y 12 pulgadas por encima del suelo en un marco independiente.
3. Otros materiales combustibles o peligrosos están prohibidos. Los únicos artículos permitidos en un patio son:
4. Muebles de patio, mesas de picnic, macetas, todo en buenas condiciones.

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5. Las bicicletas, los juguetes, los botes de basura, el equipo para el césped y el jardín, las herramientas y otros artículos grandes deben almacenarse en el cobertizo, debajo de la casa o fuera de la vista de la calle.
6. Las parrillas (gas o carbón) no pueden almacenarse en la terraza, el porche o los escalones de ninguna casa. Cuando esté en uso, la parrilla debe ubicarse al menos a 10 pies de cualquier estructura.

### **TALLER DE ALMACENAMIENTO**

Cada lote tiene permitido un cobertizo de un tamaño y estilo aprobados según lo indique la administración. Los cobertizos deben cumplir con las regulaciones de salud con respecto a la proximidad a las estructuras vecinas. Ninguna estructura auxiliar puede construirse o colocarse en un cobertizo para crear un área de almacenamiento cubierta adicional. El cobertizo debe mantenerse en buen aspecto y condición.

### **DAÑO A LAS CONDUCCIONES,**

1. Un propietario será responsable por daños a un área de patio, camino de entrada, aceras o patio.
2. La administración se reserva el derecho de cobrar una tarifa para corregir y / o limpiar cualquier área de la cual el propietario sea responsable.

### **NORMAS DE CONSTRUCCIÓN Y SEGURIDAD**

1. Los tanques de petróleo y gas propano deben ubicarse en la parte trasera de la casa, y estar fuera de la vista de la carretera.
2. Los fuegos artificiales, fogatas abiertas y cualquier quema están prohibidos en la propiedad del parque y las áreas alrededor del parque.
3. Todas las casas móviles deben ser lavadas a presión anualmente.
4. Todas las viviendas que se colocarán en el lote de acuerdo con las especificaciones de administración y todas las conexiones a las líneas de agua, electricidad y alcantarillado deben ser aprobadas por la administración.
5. Todas las conexiones entre el medidor y la casa móvil deben ser realizadas por un electricista autorizado y aprobado por el propietario. El costo de tales conexiones y mantenimiento es responsabilidad de los residentes. Cada propietario será responsable de cualquier obstrucción de las líneas de alcantarillado, bombeo del sistema de alcantarillado debido al uso excesivo de agua debido a accesorios defectuosos o con fugas u otro uso perjudicial.