



## Manufactured Home Criteria

The foregoing shall not be deemed an exclusive listing of requirements, but rather, an illustration of the general requirements as management has final approval.

All manufactured homes moving in or out of the community must be approved by management at least 48 hours prior to move. Moves are approved Monday – Friday 9AM – 5PM, so that Management may have a representative present. Management reserves the right to deny any moves due to weather or unfavorable ground conditions. Any damage to Community property will be the sole responsibility of the dealer or the home owner, whomever has the contract with the home transporter. Home transporter must supply current certificate of insurance prior to transporting a home in or out of the community. Transporter insurance coverage must meet the limits supplied by Management.

### **Moving In**

All homes must meet the following criteria:

- 2019 or newer manufactured homes
- Home size and specific lot location to be approved on an individual basis as sites are available
  - Single sections - 16' wide only and 60' – 76' max length
  - Multi sections – 27' wide and 56' length only
- Neutral color exterior
- Must be transported, setup and installed per local and state regulations by a licensed contractor
- Permit must be obtained
- Water and gas meters must be installed by a licensed plumber with all required permits
- Must pass utility hookup inspections
- Hitches must be removed from all homes at the time of set up and stored under home
- All skirting must be approved by Management prior to installation
- All homes must be equipped with permanent steps. Temporary steps must be removed not later than thirty (30) days after set-up.
- Management will provide one shed per home site. Management reserves the right to determine placement of the shed on individual lots. Sheds must be maintained in good condition.
- No window or wall air conditioners are approved.
- Site address signage will be provided by Management and must be installed in the location designated by Management.
- All water and sewer piping must be protected from freezing with adequate heat tape and wrapped with insulation.

### **Moving Out**

Management must be notified sixty (60) days prior to moving a home out of the community. A property damage and cleanup deposit of \$200.00 must be posted at the time of move-outs and will only be returned if the lot is cleaned up within 48 hours, water meter is to be left undamaged on-site and there is no damage to the property.

All lot rent and late fees must be paid in full by credit card or money order before homes are moved off the lots. Only transporters of manufactured homes, properly licensed in Minnesota, are permitted to move homes out of the community.