

Beech Mountain Lakes Association Policies			
<i>Section:</i>	3.0 Homeowner Property Upkeep	<i>Effective Date:</i>	October 1, 2020
<i>Policy:</i>	3.5 Mobile Homes, Trailers, Modular Homes and Manufactured Homes	<i>Supersedes:</i>	October 5, 2009
<i>Approved by:</i>	6 of 6 Board Members		

***If applicable, the exact amount of the fee, fine or deposit that may be referenced in the below Policy can be found in the Schedule for Fees and Fines (found by following this link).***

***If permits are required for this policy:***

- 1. Beech Mountain has 30 days from the date of submission to approve the permit.***
- 2. It is your responsibility to check with Butler Township for any permits needed to ensure you are in compliance with their policies.***

RECITALS

- A. Whereas, Beech Mountain Lakes Association protective covenants, declarations, and rules and regulations, from hereon referred to as the ‘Policies,’ describe how a property may be used, developed and maintained within Beech Mountain Lakes community.
- B. Whereas, the Board of Directors, under section 13 of the covenants, has the power to implement general use restrictions.
- C. Whereas, property owners who received written permissions from the Board of Directors, prior to the adoptions of this policy, to the extent possible, shall comply with all terms of this policy, but shall not be required to apply separately for a hearing before the Board.
- D. Whereas, the Beech Mountain Lakes Community is in need of an update of the uniform policy on the erection of mobile homes, modular homes and manufactured homes.

Now, therefore, let it be resolved that the Board of Directors hereby updates the following policy on the erection of mobile homes, trailers, modular homes and manufactured homes:

- 1) Definitions
  - a. Mobile Home: a trailer that is used as a permanent dwelling and is usually connected to utilities, and is designed without a permanent foundation
  - b. Trailer: automobile or truck drawn highway vehicle, to serve wherever parked as a dwelling or a place of business with towing tongue, wheels and axles
  - c. Modular Home: a factory-built housing unit that is certified to move or exceed the state and local building codes where the home is to be permanently installed
  - d. Manufactured Home: a factory-built housing unit to meet or exceed the housing and urban development code that came into effect June 15, 1976.

- 2) There are two main differences between manufactured homes and modular homes:
  - a. The building codes that they have to meet
  - b. The means by which they are transported

Manufactured homes are consistently built to the same “HUD” code. Modular homes have to meet “State” code for the state in which they are built and must not be transported out of state.

Both homes are completely built in a factory and are delivered to their permanent sites. “Manufactured homes” are transported on an undercarriage with wheels via truck. The wheels are removed and the home is set up on a permanent foundation. “Modular homes” are placed on a flatbed truck, via a crane and set upon a permanent foundation.

- 3) The Board resolves that mobile homes and trailers may not be erected within the Beech Mountain Lakes Community, per the above definitions.
- 4) All manufactured homes and modular homes must be approved by the ACC or BOD prior to erection on any lot.

**Separability**

Nothing in this policy shall be interpreted to negate or limit any other portions of the covenants, the power of the ACC, the BOD, or the association.

All provisions of the covenants and builder’s packet shall be followed, including fees, applications, and forms.

**Effective Date**

In witness whereof, the undersigned have executed this resolution on the 1<sup>st</sup> day of October, 2020.

Signature on file in Admin office

President

Signature on file in Admin office

Secretary