

Resolution of Architectural Control Committee
Of Beech Mountain Lakes Association in Drums, PA

Policy on Mobile Homes, Trailers, Modular Homes & Manufactured Homes

Recitals

- 1) Whereas, Beech Mountain Lakes Association protective covenants, declarations, and rules and regulations, (hereinafter referred to as the "covenants"), describe how a property may be used, developed and maintained within the Beech Mountain Lakes community; and
- 2) Whereas, the Architectural Control Committee, (hereinafter referred to as the "ACC"), under section 13 of the covenants, has the power to implement general use restrictions; and
- 3) Whereas, the Beech Mountain community and the ACC are in need of a uniform policy on the erection of mobile homes, modular homes and manufactured homes; and
- 4) Whereas, the ACC wishes to adopt a uniform policy of erection of mobile homes, trailers, modular homes and manufactured homes on any lot; and
- 5) Whereas, property owners that received written permission from the ACC prior to the adoption of this policy, to the extent possible shall comply with all terms of this policy, but shall not be required to separately apply for a hearing before the ACC.

Now, therefore be it resolved as follows:

The ACC hereby adopts 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 its permanent site. "Manufactured homes" are transported on an undercarriage with wheels via truck. The wheels are removed and home is setup on a permanent foundation. "Modular homes" are placed on a flatbed truck, via a crane and set upon a permanent foundation.

3) The ACC 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 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 or the association.

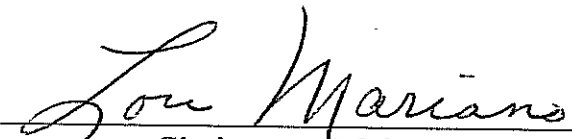
All provisions of the covenants and builders packet shall be followed including fees, applications and forms.

Effective date

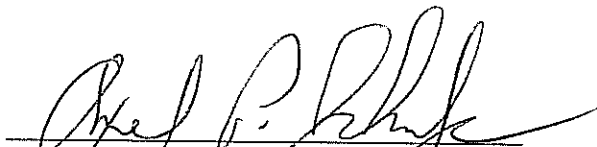
The aforementioned policy shall be effective upon adoption of the ACC, and the execution of this resolution.

In witness whereof, the undersigned have executed this resolution on the

5TH day of OCTOBER, 2009.



Chairman, ACC



Secretary, ACC