



Minimum Prefabricated Home Standards

- Homes must be 2019 or newer. Management must approve any used homes in advance. Applicant must provide photos of prospective home.
- Tiny, Single Wide & Double Wide Prefabricated Homes must be sided with Hardboard LP Smart Panel, OSB Backer with vapor barrier and or comparable product. (No Vinyl)
- Management must approve all homes prior to move in.
- All windows must have shutters installed.
- The walls facing the street must have a window.
- Composition Shingle Roof or comparable quality with approval.
- R-30 roof insulation required
- AC Condensers must sit on an approved AC Pad and must not be mounted to the home. Exterior Ac units to be installed on the rear of home (opposite of street) No window units.
- Colors must be Neutral and esthetically pleasing to the community. Pre-approval required.
- All homes must be constructed with a minimum of 2x4 Exterior walls. Must meet HUD Code (Unless Tiny Home then RVIA will apply)
- All homes must have Low Thermal E vinyl windows with window screens.
- House type front doors with In-Swing Only. Must have storm doors.
- Decks to be constructed with new dimensional lumber, and or comparable product (i.e. TREX or composite decking).
- All deck covers must be constructed of dimensional lumber and have a shingle roof to match home. Porches must have matching skirting and handrails. All steps must have handrails.
- If decks are painted, they must match the exterior of the home.
- All homes must be skirted within 14 days of set up. Hardi Board, Hardi Stucco, Lap Siding skirting or LP Smart Panel skirting. (No Vinyl). All skirting to be painted to match or blend with home.
- Street side exterior dusk to dawn floodlights to light parking and area between home and street. Minimum of 2 fixtures with 2 bulbs each.

Color of Home and Improvements.

- The color of any home, shed or other Improvement, including the exterior color scheme and building materials shall not be altered without the prior written approval of Management.
- If a new color is to be added or an existing color changed, Resident must provide Management with a color sample for approval.
- The Landlord reserves the right to adopt a standardized color scheme for all homes and improvements, and all repainting will be required to conform to the standardized color scheme.