

THE PADDOCK AT SADDLEBROOK

HOME INSTALLATION AND ARCHITECTURAL COVENANTS

HOME SIZE

Manufactured homes moving into the community will be of the current model or manufactured year, new and untitled. The home must be a minimum of not less than 44 feet in length and not less than 26 feet in width and be greater than 1200 total square feet of living space, excluding all enclosed porches and garages. All homes are to be multi-sectional homes.

ROOF

The roof pitch shall be no less than nominal 3/12 and cannot exceed a nominal 6/12 pitch. The soffit overhang and rake extension shall be 8 inches or more.

ROOFING

The roofing material shall be a composition of asphalt shingles with a 15-year or greater life. Other material exceptions require written approval by Management.

HOME SIDING

The siding of the home shall be vinyl lap siding.

FOUNDATION SKIRTING

The foundation skirting between the bottom of the home and the ground must comply with the Home Placement and Set-Up Requirements below. The maximum allowable skirting reveal is 22 inches unless prior written approval is granted from Management. The skirting system material must be concrete, stone or brick.

HOME PLACEMENT

The home placement will be a "Short Set" placement. The threshold of the main front door can be no more than 32 inches above the concrete or ground level. The following home placement guides must be followed:

- Homes may be placed on a permanent foundation system, using either a poured cement wall or concrete blocks and must comply with the set-up requirements of the manufacturer.
- The threshold of the main front door can be no more than 32 inches above the concrete or ground level with a maximum of four 7-inch steps and a 4-inch rise to the doorplate.
- All homes not set on a permanent foundation system must be blocked and leveled with a maximum of 19 inches high on blocking at the lowest end of the home. Homes must be kept level. Management reserves the right to require re-leveling.
- Homes of non-standard width shall be blocked and set according to the home manufacturer's specifications.
- Blocking shims shall be of hardwood and shall not exceed two and one-half inches in thickness.
- State-approved tie-down systems must be installed.

SET-UP REQUIREMENTS

All homes must be set-up according to the manufacturer's and Management's specifications. Management assumes no responsibility for the set-up of homes. The set-up of the home, including the required elements and all amenities, must be completed within 30 days of placement on the home site.

SITE ORIENTATION

No home shall be sited without prior written approval of Management.

DRIVES

Minimum driveway size shall be 12' wide. Drives must extend a minimum of 20' beyond the front side (street facing) side of the house or into a garage or carport. Material shall be cast-in-place concrete with a design strength of 4000 psi at 28 days and 6% air entrainment, 3-inch slump. Driveway plans must receive written approval from Management prior to installation.

SIDEWALKS

Minimum sidewalk size shall be 3' wide. Material shall be cast-in-place concrete with a design strength of 4000 psi at 28 days and 6% air entrainment, 3 inch slump specifically designed for sidewalks and patios. Sidewalk plans must receive written approval from Management prior to installation.

LANDSCAPING

All landscaping must be approved in writing prior to purchase and installation.

HOME ADDRESS

Homeowners are required to display block-type address numbers, minimum three inches high, on the street side of the home. House numbers must be visible and legible at all times. Script-type numbering is not allowed. All number displays must be compatible with the signage of the community.

FENCING

Decorative fencing is permitted at the resident's expense and as allowed by local ordinances. Fencing shall not exceed 5ft height and shall be made of wood, vinyl material, or black coated chain link. Yard fencing can be a maximum of 1,000 square feet. The material, size and design of fencing must be approved in writing by Management prior to contracting or installing fencing. Approval of fencing is at the sole discretion of Management.

AWNINGS

Awnings of all types (door, window or carport) must be fabricated of an acceptable material and designed with respect to the aesthetics of the home and be specifically designed for awning applications. All awnings must be installed in a safe and decorative manner by a professional and reputable firm in business for this purpose. All awning materials, design and installations must be approved in writing by Management prior to purchasing and installation.

STORAGE BUILDINGS

Steel or aluminum storage buildings are prohibited. The storage building must match the color scheme of the home. Only one storage building will be allowed on each homesite. The minimum storage building size in the community is 8 feet by 10 feet and the maximum size is 10 feet by 12 feet with a pitched, shingled roof and in compliance with local ordinances and codes. The roof pitch shall be no less than nominal 3/12 and cannot exceed a nominal 6/12 pitch. Contact Management prior to purchasing or installing any size storage building for prior, written approval. Storage buildings must be kept in good repair and in a neat and orderly condition at all times.

GARAGES

Garages are encouraged. Plans for garages shall be submitted for approval in writing to Management prior to construction. Garages shall have vinyl lap siding and be aesthetically similar to the home. Garages must conform to all state and local codes and/or requirements and must not violate the setback requirements between neighboring structures.

CARPORTS

A carport must have two or more sides and may have storage at one end. Carports can be constructed of wood, steel or aluminum and be aesthetically similar to the home. Management must approve in writing,

the plans, specifications and designs for all carports. Carports are not allowed on the front of the house between the street and the house.

STEPS, PORCHES AND DECKS

Steps, porches or decks are required outside each door of the manufactured home and must be designed appropriate to the size of the door. Homeowners or licensed contractors must apply to Management and submit for approval, complete drawings and specifications of any deck, porch, ramp or exterior change or addition to be made on a home site prior to confirming construction by a licensed contractor or the purchase of material and/or construction. No steps, porches, decks or ramps shall be erected on the non-entry sides unless specifically approved by Management.

PATIOS

Patios are encouraged. Patio plans shall be submitted and approved by Management prior to construction.

AIR CONDITIONERS

The installation and operation of central air conditioning units must be approved by Management prior to installation. Central air conditioners must be set on a fiberglass, plastic or solid cement slab foundation platform designed specifically for this type of installation. Central air conditioning units shall be installed according to state or local codes. Window air conditioners are not permitted.

TRANSPORTATION SYSTEM REMOVAL

Wheels, tires/rims, axles/idler arms and brakes (transportation system) must be removed from the home and will be recycled by Management unless otherwise requested in writing. Hubs, springs, hitches and tongues must be removed prior to moving in and stored underneath the home at all times.

FIREPLACES

Wood-burning or gas-burning fireplaces, not installed at the factory, must be installed by a qualified, licensed and insured contractor. The fireplace must be in compliance with all state, local and community regulations. Required local permits must be acquired by the homeowner. Chimney stacks for wood fireplaces must be installed through the manufactured home roof, using adequate heat barrier insulation. Stacks shall have a manufacturer's approved cover and screen and will be at a height in compliance with state and local codes. Vent flues for gas fireplaces must be installed through the sidewall of the home.

ANTENNAE

Upon written approval by Management, the homeowner may install a satellite dish no larger than 18 inches in an area not visible from the street and placed below the eaves of the roof. All other antennas will need approval of Management before installation and may be denied at the sole discretion of Management.

GUTTERS AND DOWNSPOUTS

All homes, garages, carports and three season rooms are required to be equipped with gutters, down spouts. Storage buildings are exempt.

EXTERIOR FAUCETS AND ELECTRICAL RECEPTACLES

All homes are required to be equipped with one exterior faucet and one exterior electrical receptacle on the front door-side of each home.

CONSTRUCTION

All homes shall be multi-sectional homes and constructed with nominal 2x6 exterior walls.

MECHANICAL SYSTEMS

All homes shall adhere to the following guidelines:

Plumbing and Sewer

- All homes must have water shut-off valves for the main supply line, all toilets and sinks.

- The water line to the resident's home must be of copper piping and have a minimum outside diameter of ¾".
- There must be a ¾ inch shut-off valve installed at the top of the water supply.
- All sewer pipes must be Schedule 40 PVC and must have a minimum ¼ inch drop per foot. Support plumber straps are required on all sewer lines and one must be used at every outlet in the home and each subsequent four-foot interval. Rubber flare or bell seal must be installed on sewer pipe to prohibit leakage and the escape of sewer gas. Heat tape should never be installed on sewer lines and is prohibited.
- Although newly set-up homes are inspected for water leakage, leaks could occur at any time after you move in. It is critical that leaking water lines or dripping faucets are promptly repaired.
- Heat tapes are permitted on water lines and must be UL approved and protect the full length of the water supply line. The heat tape should be wrapped to the belly board of the home. The heat tape and water line must be wrapped with fireproof insulation.

Gas and Electric

- An independent shut-off is required at each gas facility.
- All homes must have an electric power supply at least 100 amps which must be installed in conduit.
- Homeowners are responsible for installing a smoke detector that meets state and local codes and is approved by a nationally recognized, independent testing laboratory, and a fire extinguisher, minimum rated 2A-10-BC. Fire extinguishers should be kept in an accessible area.

LAWN SPRINKLER SYSTEM

In-ground sprinkler systems must be approved by Management.

GENERAL

All residents are responsible for:

- Freight costs and delivery arrangements to the final homesite destination.
- Placement, set-up costs and arrangements (interior and exterior).
- All warranty service required on the home from the time of the set and in the future.
- All tap fees associated with establishing service for utilities.

Each homebuyer with a home destined for placement in the Saddlebrook Community must adhere to the aforementioned Home Installation and Architectural Covenants. Violation of any of the foregoing Home Installation and Architectural Covenants shall be cause for eviction.

HOME INSTALLATION AND ARCHITECTURAL COVENANTS AGREEMENT

I/We hereby acknowledge receipt of the Home Installation and Architectural Covenants and agree:

1. To indemnify and hold harmless Management or community owner(s) of all liability claims, which are not attributable to Management's neglect, for damage, fire, theft, injury, accidents or death of any resident(s) or their guest(s) while on the homeowner's homesite or using community grounds, streets, sidewalks, parking areas, equipment, clubhouse or other community-owned facilities. Injuries or

accidents that occur on the Community's common grounds or their facilities shall be immediately reported to Management.

2. To the terms and conditions set forth in the *Home Installation and Architectural Covenants*, as amended by Management from time to time.
3. That if I/We violate these covenants or interfere with the rights of Management, such acts shall be construed as failure on my/our part to perform the responsibilities of my/our tenancy which may result in termination of our/my lease by thirty (30) days written notice or less if provided by law. All statutory provisions to the contrary are hereby waived.
4. That Management reserves the right to interpret, apply and amend these documents at any time and will give proper notification to Resident in the event of any such amendment.

By:

Resident

Date

Resident

Date

AM Management, Inc., Manager

Date