

# **FRONTIER LAKES PROPERTY OWNERS ASSOCIATION**

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## **ARCHITECTURAL CONTROL COMMITTEE**

### **“Exhibit B”**

#### **Section V**

##### **Mobile Home Guidelines**

This package is to inform you of the requirements for the placement of Mobile Homes in Section V of Frontier Lakes.

Included please find:

- Minimum plan requirements
- Inspections required

Please submit to the Frontier Lakes Architectural Control Committee (ACC):

1. The completed Frontier Lakes Application for Improvements
2. Two (2) sets of plans and specifications. One set will be returned with a Frontier Lakes inspection sign-off form. All are to be kept at the job site and out of the weather. Minimum plan requirements noted on attached sheet.
3. All required permits, (building, septic, etc..) must be submitted at the time of application.

Inspections performed during the improvement process at the direction of Frontier Lakes Architectural Control Committee are to insure the compliance with the minimum standards as required by the Frontier Lakes Property Owners Association.

**The owner of the property has the responsibility to insure measurements, material type, quality, quantity, and construction methods meet the approval and are as per the improvement documents. It is recommended that you hire an architect or inspector to complete inspections for you to protect your interest and insure compliance with the approved plan documents.**

## MINIMUM BUILDING GUIDELINES

1. Street protection – Place appropriate sized boards along and beside the street edge for equipment and trucks to enter and exit lot. No track equipment offloaded to the street. No access to premise through another lot or greenbelt without written permission of the lot owner. Owner must pay for any damage to subdivision streets, culverts or utilities before final approvals are granted.
2. An orange fence must be around the entire improvement site.
3. Portable toilets are required and must be located within owner lot lines. They must remain on site during the entire period that workers are on site. There will be a \$50.00 per day fine for each day it is not in place and workers are on site.
4. No construction, concrete pouring or landscaping can start before 7:00 a.m.. All work must be completed by 7:00 p.m..
5. Concrete trucks are not to “wash out” (chute only) in street, storm sewers or any area in Frontier Lakes other than on the lot where improvements are being constructed.
6. No waste materials or trash may be burned at any time.  
Owner/Contractor/Builder must provide a dumpster for trash (minimum of 20 yards). **Owner/Contractor/Builder is responsible for a clean worksite at all times.** Violations are subject to \$50.00 charge per sited occurrence against deposit.
7. No signs allowed on construction site except a small sign indicating builder identity so suppliers may locate.
8. No generators allowed on job site. Temporary power poles must be provided for all crews.

## MINIMUM PLAN REQUIREMENTS

- Survey of property with engineers approval seal.
- Site plan, to scale, showing dimensions of all improvements, easements, street(s) and building lines.
- Topography drawing showing height of street, culvert, walks, driveways, porches, slabs and of yard providing positive drainage with no impact to the adjacent lots.
- Exterior elevations with dimensions, overall height and finishes.
- Floor plan with cut section. Provide finish schedule for each room. Note square footage for living area per floor, for garage, and for porches on drawings.
- All exterior colors must be approved by the ACC.

### Mobile Home Guidelines

- Mobile Homes must be new or like new. New is defined as, the original placement of said structure (Title Certificate will be required). If the mobile home is used it must have been manufactured in the past 12 months.
- Mobile Home must contain a minimum of 600 square feet and no less than 12 feet in width and 50 feet in length.
- Mobile Homes must be set back 25 feet from the street and must have 5 feet between adjoining lots.
- Mobile Homes must have the tires, wheels and axles removed upon installation.
- Mobile Homes are required to install a porch and skirting within 30 days of installation and must be completed before final inspection and any refunds of monies. The porch must be made of wood, concrete or other approved material, however, enclosed in any instance from the floor to the ground and must be at least 6ft. x 10 ft. in dimension.

### Fences

- Survey with improvements shown in red, to scale, and with all dimensions noted. A horizontal rot board is recommending for wood fences. All sections of fence that can be seen from a public street, or park, shall have the slats or pickets to the outside so as not to see the horizontal members. All other sides a “good neighbor” look flipping the pickets every 8 feet is recommend. Hurricane or chain link fencing is allowed.
- Maximum height of any fence is 6’6”
- Lake lots maximum height is 4’ and wrought iron is recommended.

### Schedule of Fines

- Owner/Contractor/Builder will be fined \$100 for violation of this building package or for doing work without a permit.
- Owner will forfeit their deposit and be fined \$50/day until the violation is resolved. Any secondary violations will result in a \$300 fine and \$50/day fine until violation is resolved. In each case a letter of the violation will be sent out notifying builder/homeowner of violation.

### Exclusions

- Variances to these guidelines can be granted at the discretion of the ACC on a site by site basis. No precedent may be assumed from such variance.

## INSPECTIONS REQUIRED

The ACC inspections are to insure conformance with the minimum standards as set forth by the Frontier Lakes Property Owners Association and noted in the ACC Mobile Home Guidelines package. It is the owner's responsibility to insure the contractor/builder adheres to the design criteria for the improvements noted in the plans. Each re-inspection will be assessed a \$25.00 fee. Please insure that you are completely ready prior to calling for the inspection. Inspection shall be made Monday through Friday and a 48 hour notice is required.

1. Allow 48 hours for inspection. Call Stanley and Payne's office at 936-521-6900.
2. Final Inspection – Do not call until
  - a. All work is 100% complete
  - b. All excess materials and trash is removed.
  - c. Streets, culverts, and storm sewers are ready for inspection
  - d. Any adjoining lot damage or community damage has been repaired and drainage meets requirements.

# Frontier Lakes Schedule of Required Inspections

Call 936-521-6900 for each inspection

Property Owner Name \_\_\_\_\_

Type of Improvement \_\_\_\_\_

Physical Address \_\_\_\_\_

Legal Description; Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Contractor must call for inspections. Inspector has twenty-four to forty-eight hours to make inspection. Each failure to call for a required inspection will be assessed a \$100.00 fee plus the covered item(s) must be uncovered to allow inspection. Each inspection that is called for that is not ready will be assessed a \$25.00 fee.

Inspections Required	Date Passed	Inspector Name
<input type="checkbox"/> Initial Inspection (prior to start)	_____	_____
<input type="checkbox"/> Final Inspection	_____	_____

Do not call for inspection until:

- e. All work is 100% complete
- f. All excess materials and trash is removed.
- g. Streets, curbs, and storm sewers are ready for inspection
- h. Final lot grading is complete.
- i. Any adjoining lot damage has been repaired.

Inspections performed during the construction process at the direction of Frontier Lakes ACC are to insure compliance with the minimum standards as required by the Frontier Lakes Property Owners Association.

**The owner of the property has the responsibility to insure measurements, material type, quality, quantity, and construction methods meet the approval and are as per the construction documents. It is recommended that you hire an architect or inspector to complete inspections for you to protect your interest and insure compliance with the approved plan documents.**

I have read and understand the Mobile Home Guidelines Package revised as of December 12, 2009 and understand Frontier Lakes Architectural Control Committee's inspections are to insure compliance with Frontier Lakes Subdivision (1) Deed Restriction and (2) Mobile Home requirements. I have been advised that I should consider hiring an independent inspector to insure the improvement is in accordance with the drawings.

SIGNATURES

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Builder/Contractor \_\_\_\_\_ Date \_\_\_\_\_

Builder/Contractor Name \_\_\_\_\_

Builder/Contractor Representative \_\_\_\_\_

Builder/Contractor Address \_\_\_\_\_

Builder/Contractor Phone \_\_\_\_\_