

## **Guidelines for Manufactured Homes in Flint Ridge**

All new manufactured home placements will be in total compliance with the current FRPOA Covenants, By-Laws, Standing Rules and ACC Guidelines.

It is the sole responsibility of the owner/ builder to read and understand the FRPOA Covenants, By-Laws, Standing Rules and ACC Guidelines before submitting an application. These can be found on the Flint Ridge website at [www.flintridgeresort.com](http://www.flintridgeresort.com)

Manufactured homes are only allowed on the following Residential Lots per the covenants (Article III, H, 2, a-g)

- a. Block 3, Hidden Valley Area, Lots 2,5,9,10,13,15,23 through 52, and 60 through 92.
- b. Block 10, Stone Ridge Area, Lots 22 through 46, 62 through 76, 80 through 112, and 115 through 118.
- c. Block 16, Walnut Hill Area, 24, 25, 26, 30, 31, 32, 43, 45, 46, 53, 56 through 85, 89 through 91, 94, 95, 98, 99, 100, 110, 112 through 123, 132 through 199, 205 through 207, 210 through 228, and 234.
- d. Block 17, Berry Hill Area, Lots 4 through 53, 57, 58, 62 through. 66, and 72 through 104.
- e. Block 28, Indian Springs Area, Lots 1 through 50.
- f. Block 29, Indian Valley Area, Lots 1 through 87.
- g. Block 30, Indian Point Area, Lots 1-71.

## **Guidelines for Placement of Manufactured Home**

1. Manufactured home must be less than 10 years old.
2. Must have current title for the manufactured home in the property owner's name.

3. Must have HUD Data Plate, (*paper label affixed inside the home and is located in a kitchen cabinet, an electrical panel, or a bedroom closet. The Data Plate will contain the following information: (a) the name and address of the manufacturing plant in which the home was manufactured, (b) the serial numbers and model designation, and the date the unit was manufactured, (c) a statement which references that the home was built in accordance to the Manufactured Home Construction and Safety Standards, (d) a list of the certification label number(s); (e) a list of factory installed equipment, including the manufacturer's name and the model designation of each appliance, (f) a reference to the Roof Load Zone and Wind Zone Load to which the home was designed, (h) and the name of the agency that approved the design.* ([https://www.hud.gov/program\\_offices/housing/rmra/mhs/mhslabels](https://www.hud.gov/program_offices/housing/rmra/mhs/mhslabels))
  
4. Instalation of manufactured home must meet current minimum FHA/VA standards and must have a HUD Certification Label; a metal plate that is affixed to the outside of the manufactured home, (a.k.a. HUD Tag, *Only homes manufactured after June 15, 1976 will bear these labels. Also see HUD FHA HOC Reference Guide*). Standards required:
  - i. Have a floor plan greater than 1000 square feet
  - ii. The manufactured home must be classified and taxed as real estate and meet regular FHA/HUD guidelines for "real" property
  - iii. The foundation system must be properly anchored/installed and meet guidelines of the HUD manual 4930.3. A structural engineering certification will be required to verify compliance to the handbook guidelines
  - iv. Have permanent installed utilities that are protected from freezing
  - v. Have a properly enclosed crawl space with appropriate ventilation
  - vi. Be at a grade level at or above the 100 year flood elevation even if the property is not located in a special flood hazard area
  - vii. The manufactured home must not have been installed or occupied previously at any other site or location
  - viii. Have any hitches, wheels, axels, undercarriage etc. removed

5. Survey and Site Plan by professional surveyor.  
Must include:
  - \* lot dimensions
  - \* bearing of lot boundaries
  - \* location of corner pins
  - \* location of set back lines
  - \* location of home site
  - \* location of septic system
6. Oklahoma DEQ Percolation Test or Soil survey.
7. If the manufactured home is being installed on a previous mobile-ready lot, the septic system must meet current DEQ requirements and inspection. The property owner is responsible to meet these requirements and make any changes if necessary.
8. Mark trees to be removed.
9. ACC views lot to ensure Manufactured Home is within setbacks and approve trees to be removed.
10. ACC approves exterior finishes. Must be earth-tone colors, and that accessories are unobtrusive and suitable for a natural environment
11. Permit approved and fees paid. \$.25 per gross square ft.
12. ICC inspections required after setup (\$50 per inspection)
  - \* Plumbing
  - \* Electrical
  - \* Tie down, footings and proper skirting installation
  - \* Water and sewer hookup

All communication and inspection scheduling for the ICC inspector **MUST** go through the POA office.

## **Fines for Violations**

<b>Violations</b>	<b>Fines</b>
Failure to get inspection	\$200 per inspection
Construction or performing any work, that requires a permit without receiving the permit. (Permit application submitted but not approved)	\$500 per violation
Construction without a permit when a permit is required. (No permit application submitted)	\$750 per violation
Construction without a permit after a STOP WORK ORDER is issued by the ICC/ ACC.	\$1000 per violation
Tree removal without permit for trees having a diameter of 3 inches or more, measured 12" from ground level.	\$250 per tree

### Fees and Schedule

Submit Permit Application	
Submit Survey & Site Plan	
DEQ Percolation Test or Soil Survey	
Submit and mark Corners of manufactured home and Trees to be removed.	
Permit Issued	
Pay permit fees as listed below	
\$0.25 per gross sq ft	
4 inspections @ \$50	\$200
Total Amount due:	

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**Applicant**

**Date**

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**ACC Chairperson**

**Date**

