



COLUMBIA PARK / BROOK PARK

SET-UP, ACCESSORIES & EQUIPMENT SPECIFICATIONS

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FOR WRITTEN APPROVAL, PLEASE CALL
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COLUMBIA PARK / BROOK PARK
SET-UP, ACCESSORIES AND EQUIPMENT SPECIFICATIONS

A. MANUFACTURED HOME SETUP SEPCIFICATIONS

Each manufactured home placed on a lot in Columbia Park or Brook-Park, will be situated on the lot so as not to be in violation of the State of Ohio, Department of Health, Rules and Regulations pertaining to the placement of manufactured homes in Manufactured Home Parks. The location of the home on the homesite to insure compliance with the law will be determined by Management.

Each manufactured home place don a homesite, will have paved pad for its base support system. This pad will be sized 6" (six inches) wider than the actual width of the home, and 4" (four inches) longer than the actual length, to allow for the skirting to be anchored to the pad. The pad will be poured concrete, 6" (six inches) thick, with a minimum rating of 4000 PSI. The pad shall be poured using fiber mesh in the mix.

The setup height of the manufactured home off the top of the pad shall be not less than 24" (twenty-four inches) or more than 26" (twenty-six inches).

The home shall be blocked according to the specifications for the Manufacturer. Cement blocks, at least 75% solid shall be used to block the manufactured home from the pad to the bottom of the I-beam. Hardwood wedges are to be used between the top for the pier and the frame to bring the home to a level position.

Tie down anchors shall consist of a two-step tensioning method with a double welded head, pin locking plates and tension bolt. For an existing concrete application, a double tension head with a 5/8" x 3" (five-eighths inch by three inch) hex head expansion bolt will be used. For a ground or dirt application, a tie down rod shall be used that is 3/4" x 30" (three-fourths inch by 30 inches) in length, zinc coated steel rod with two 4" (four inch) helix. The bottom part of each anchor rod shall have an extra anti-rust inhibitor.

Tie down anchors should be placed 1' (one foot) from each corner of the manufactured home and the remaining anchors spaced equidistant along each side. Homes under 50' (fifty feet) in length require six (6) anchors. Homes 50' (fifty feet) and longer require eight (8) tie down anchors. All material and designs must meet or exceed all known State and Federal requirements.

B. REQUIRED ACCESSORIES

Every manufactured home must be equipped with the following accessories. The specifications for these accessories generally describe products or models of various manufactures recognized for high quality and extended durability in order to maintain such levels of quality and durability in the manufactured home communities owned by Columbia-Brook Park Management.

- CARPORT AWNING:** The standard “free standing” carport, 12' x 20' (twelve feet by twenty feet) must be of aluminum and have an integral, extruded aluminum curved type understructure spaced laterally 58 7/8 (fifty-eight and 7/8 inches) apart. The carport roof shall be made of corrugated, diamond embossed aluminum. The maximum height of the corrugation shall be 9/16” (nine-sixteenth inch) and a corrugation width of 2 5/8” (two and 5/8 inches.) The roof must be of 3005154 alloy-tempered aluminum.

The carport must have six (6) longitudinal supports or members and at least four (4) support columns. On carports 30' (thirty feet) or more, additional center support columns are required. The carport must be fastened to the concrete drive with 1/4” x 2” (one-fourth by two inch) Lead Rawl Expansion Nailins. Four (4) Nailins must be used on each column. If concrete is not available, a concrete pier must be poured for each corner. The concrete pier must be poured deeper than the thickness of the driveway and the concrete must extend underneath the driveway at least 12” (twelve inches) to eliminate excessive frost action. All other fasteners are to be of aluminum or stainless steel.

Carport must meet these ultimate load requirements

12-foot wide carport live load	63.3 pounds per sq. ft.
Wind load	62.5 pounds per sq. ft.
10-foot wide carport live load	76.0 pounds per sq. ft.
Wind load	62.5 pounds per sq. ft.

The carport awning shall be equal in design, construction and appearance to the Silver Top Carport Awning.

2. PATIO AWNING:

Style A: An approved type patio awning shall be of aluminum and have an integral, extruded aluminum curved type understructure. The awning roof should be of corrugated diamond embossed aluminum with the maximum height of the corrugation to be 9/16" (nine-sixteenths inch), a width of 2 5/8" (two and 5/8 inches) and be of 3005154 alloy and tempered aluminum.

The integral extruded aluminum; curved type understructure shall have truss type supports on 58 7/8" (fifty-eight and seven-eighths inch) centers. The understructure of the awning shall have an independent method of attaching to the manufactured home, and screws directly to the wall studs. It shall be capable method of accepting an insulated interior ceiling. Awning supports shall be fastened to the concrete with 1" x 2" (one-inch by two-inch) Lead Rawl Expansion Nailin Two (2) Nailins shall be used on each support post.

The awning shall have a series of t here (3) longitudinal supports or members, at least one (1) through the center on 8' (eight foot) projections and two (2) on 10' (ten foot) and 12' (twelve foot) projections.

The patio awning must meet these ultimate live load requirements

12-ft. awning	64.3 pounds per sq. ft.
10-ft awning	78.6 pounds per sq. ft.
8-ft. awning	65.6 pounds per sq. ft.

The awning and valance shall be color coordinated to the manufactured home and approved by Management. The patio awning shall be equal in design, construction and appearance to the Silver Top S-1 Style Patio Awning.

Style B: Flat pan patio/carport awning

The flat pan roof system features a 12" x 3 1/4" (twelve inches by three and one-fourth inches) interlocking structural panel with a built-in gutter fascia. Minimum allowable aluminum thickness used is .032 gauge for under 11' (eleven feet) projections. Projections over 11' (eleven feet) must have .040 gauge aluminum.

Engineering data with an Ohio State Engineering Seal showing a minimum live load of forty pounds (40 pounds) per square foot must be submitted to the Community Office for permanent records.

The flat pan patio cover can be used as a carport where the drive is alongside the home. The patio cover/carport is described as structural standing seam roof without rafters or internal understructure. The patio

cover/carport will have a flat stucco-embossed understructure in either Polar White or Chestnut Brown. Three, 1" (one-inch) colored trim stripes can be added to accent the color of the home.

The mounting rail to the home must be a minimum thickness of .062 gauge fascia system with built-in gutters. The gutter must be 6" (six inches) in height with 3" (three inches) in depth to handle sufficient amounts of rainfall. Standard 2" x 3" (two inch by three inch) house-type downspouts to grade are to be used with a minimum of one per 15' (fifteen feet) in length.

The support posts and header beams must be a minimum of .050 gauge-extruded aluminum. The posts must have a minimum 2" x 2", (two inch by two inch) dimension. The header beam must be adjustable to the pitch of the roof, similar to the mounting rail and have a minimum 2" x 2" (two inch by two inch) dimension.

Each patio cover/carport awning mounted to the end of the home must include a snow beam mounted to the underside of the awning for added protection from unusual snow accumulations. This beam shall consist of an extruded U Channel, 1 ½ " x 2", (one and one half inch by two inch) .050 gauge material mounted with the legs of the channel facing down, and a 2" x 2" (two inch by two inch) extruded tubing, .050 gauge material mounted inside the U Channel. If a splice is required in the snow beam, a 1 ½ " by 1 ½ " (one and one half inch by one and one half inch) extruded insert, .050 gauge material 4' (four feet) long is to be installed. The snow beam is to be installed midway between the mounting rail and the support posts and header beam, along the entire length of the awning.

All patio cover/carports must have a 10" (ten inch) – 12" (twelve inch) overhand past the cement pad.

The anchoring of the post to the pad must be with #14 x 2" (two inches) lag bolts or greater.

A standard post-minimum height is 90" (ninety inches) but cannot exceed 108" (one-hundred and eight inches) in height.

Skylights (if used) must consist of a minimum 6" (six inches) in width by the projection of the patio cover/carport. The skylights must be constructed of a shatterproof acrylic material with ultraviolet light inhibitors.

Community Management prohibits any extension of the downspouts on manufactured homes, patio awnings and carports other than that approved by Management.

3. **EXTERIOR FROSTFREE WATER FAUCET**
4. **LANDSCAPING:** Every manufactured home must have a “planting area” in the front of the home, consisting of an assortment of medium size shrubs or bushes of the “evergreen” type., most of which will remain green during the winter months. The grass shall be removed in the area, making a definite edge between the lawn and planting area. Mulching material is to be used around the shrubs for beauty and weed control. The width of this planting area will depend upon the size of the home, as will the number of plantings. (Suggested plantings: Weeping Hemlock, Juniper Phitzer, Azaleas, Japanese Holly, Rhododendron, Burning Bush, Yews and Japanese Holly.)
5. **MAILBOX:** Design, color and style (determined by management) to conform to all mailboxes on the street. The mailbox is property of, and will be installed by Management.
6. **SKIRTING:** Stylecrest vertical type skirting shall be used. The top cap or rail shall be made of vinyl to a thickness of .024 or greater with a minimum of a 5” (five inch) frost heave safety factor. Bottom rail shall also be made of aluminum or vinyl .024 thick. The vertical panels shall be rough sawn, and each panel must overlap. Panels are to be 12” (twelve inches) to 16” (sixteen inches) wide. Color of the skirting must be coordinated to the exterior of the manufactured home.

The top cap, or rail, must be installed flush with the bottom edge of the manufactured home, using #8 x $\frac{3}{4}$ ” (three-fourths inch) or longer plated Hex Head screws. Each of the 12’ (12 foot) lengths of the top rail must be properly interlocked.

When the home is set on a full concrete pad, the bottom rail shall be fastened to the concrete with Rawl Nailin, minimum size to be $\frac{3}{16}$ ” x 1” (three-sixteenths inch by one inch), located every 4’ (four feet).

When the home is not set on a concrete pad, the bottom rail shall be installed on pressure treated 2” x 4” (two inch by four inch) boards, plumbed to the outer edge of the top rail. It shall be run horizontally around the bottom of the home and must be the same heights from the bottom to the top rail around the entire perimeter of the home. Each 12” (twelve inch) section of bottom rail shall be properly interlocked and fastened with #8 x $\frac{1}{2}$ ” (one-half inch) plated screws to 2” x 4” (two inch by four inch) wolmanized wood.

Each vertical panel shall be cut so that it will extend no more than 1 ¼" (one and one fourth inch) into the top rail, leaving sufficient room for frost heave. The vertical panels must be fastened to the bottom rail every 12" (twelve inches) using #8 x ½" (one half inch) plated screws.

A minimum of two access panels is to be provided on either side of the manufactured home adjacent to the utility connections (water, sewer, gas and electricity.) If the telephone connection is located in a different area, a third access panel should be provided.

7. **SMOKE AND FIRE DETECTORS:** One detector shall be installed in the furnace area and additional units located near the bedroom areas of the home. (The required number of detectors depends upon the size and the layout of the home.)
8. **STEPS: CONCRETE FRONT AND REAR STEPS:** are required for the entrance doors on each home. They shall be one piece; hollow cast steps with reinforced high-test vibrated concrete with nonskid treads and shoulders. All concrete steps shall have ornamental iron railings on both sides, and the railings shall be secured to the step for safety. The front step should not be less than 5' (five feet) in width, the rear step not less than 4' (four feet) in width.

WOOD STEPS will be approved under the following circumstances:

1. They can be constructed and used in conjunction with a wood deck
2. A special handicap step with 4" (four inch) risers could be an acceptable replacement.

See section 7 **WOOD ACCESSORIES: Decks, platform steps, ramps and trellises** for construction requirements on both of these exceptions.

9. **UTILITY STOREROOM:** Utility storerooms must be made of aluminum with the two sides and back being of corrugated diamond embossed aluminum (3005154) alloy and tempered aluminum. The front of the storeroom shall be of flat, diamond embossed aluminum.

Doors must have an extruded aluminum frame and full-length piano hinge with swinging doors and a keyed lock.

The roof shall be flat with a 2" (two inch) pitch to the rear, or gable style. Gable style must have a 14" (fourteen inch) peak, measured from the doorway. Gable style roof must be in two (2) manufactured sections, bolted together with a ridge cap of extruded aluminum. There shall be an embossed aluminum box trim around the perimeter of the roof, which shall have a 4" (four inch) overhang on all sides, and designed to channel water.

The storeroom must be capable of having an integral plywood floor above ground level. The storeroom and floor must be in factory manufactured sections. Each wall must be factory assembled into an integral unit, and must have a permanent type frame on two (2) sides and the rear and front, except for doorway opening. This frame must extend halfway up the walls.

Storerooms are required to be securely anchored to the concrete drive. When fastening the storeroom to concrete, 3/16" x 7/8" (three-sixteenth inch by seven-eighths inch) Rawl Expansion Nailin shall be used. All other fasteners must be of aluminum or stainless steel.

Design Criteria:	Ultimate Live Load	50lbs. per sq. ft.
	Ultimate Wind Load	50lbs. per sq. ft.
	Ultimate Connections	3.0 Design Load

The utility storeroom shall be equal in design, construction and appearance to the Silver Top Utility Storeroom.

- 9a. PATIO PARTNER:** (Utility Storeroom) Under certain circumstances, Community Management will approve a utility storeroom type building that would be mounted under the carport awning. This unit shall be a three-sided unit that is constructed with aluminum clad wall panels. The aluminum wall panels shall have a 2" (two inch) overall thickness by a maximum 36" (thirty six inch) width. The panels shall be constructed with "Perform Guard", insect resistant, expanded polystyrene foam insulation with an 8.5 R factor. The aluminum skin shall be .024 gauge with an electrostatically applied polyester paint finish with a stucco-embossed textured pattern.

The panels shall be supported on 36" (thirty six inch) centers by a .050-extruded aluminum I-mullion that shall be installed and fastened to the bottom of the patio/carport awning and the cement slab.

There shall be one door in the unit that shall be a 24-gauge steel new construction prime entry door. The door shall be factory painted to coordinate with the color of the wall panels. The acceptable door style is EU-63. All doors shall have locksets and a deadbolt. All exterior expanded wood shall be capped in aluminum coil.

One window shall be installed in the side or rear of the enclosure that will be an aluminum slider style window. Both glass sashes in the window will be removable, with full exterior fiberglass screening. The window size must be 36" x 36" (thirty-six by thirty-six inches) and have color coordinating vinyl shutters installed on the exterior.

9 b. EXTRA UTILITY STOREROOM: If more than one storage area is needed, Management must give written permission, and will do so only if the original storeroom is 8' x 12' (eight feet by twelve feet), and the second storeroom can be placed behind the home, or behind the existing storeroom, have a clear distance of 5' (five feet) to an adjoining home or utility storeroom, and not be visible from the street.

C. OPTIONAL ACCESSORIES: Every manufactured home may be equipped with the following optional accessories and equipment, providing they conform to the specifications set forth below, and are approved in writing by Management. In some situations detailed drawings with sufficient details and dimensions, must be presented to Management before written permission is given.

1. Air Conditioners: The location and installation of all wall mounted or central air conditioners must be approved in writing by Management prior to installation. Window-type air conditioners shall not be installed in the front of the home or in any window, but must be wall mounted. No supports running from the bottom of the unit to the ground are permitted.

2. Enclosures: The following specifications describe the only Patio Room Enclosures, which will be permitted to be installed in the Columbia Park and Brook-Park Communities.

2 a. Horizontal Slider or Awning Type Window Enclosure: The approved window designs are either a horizontal sliding window or awning style window with an all aluminum construction.

Glass rooms will be constructed using a minimum of 2" (two-inch) wall system. The aluminum framing will be of .050 gauge or greater with an electrostatically applied polyester paint finish. The screen sections will be supported with a vertical aluminum .050 gauge H-mullion at spacing less than 65" (sixty-five inches) apart.

Approved colors are Polar White, Heritage Bronze and Desert Tan.

All screenings will be pre-painted fiberglass screening with a minimum 16 x 18 mesh.

The aluminum kneewall sections will maintain an 18" (eighteen inch) minimum to 24" (twenty-four inch) maximum height. These panels will be constructed with .024 gauge stucco embossed aluminum skin, bonded to 2" (two-inch) thick one-pound density "Perform Guard" insect resistant expanded polystyrene insulation with an 8.5 R factor.

The tapered gable and panels should be the same material as the lower kneewall sections to provide uniform appearance.

All glass rooms must include at least one outswing self-storing storm door 36" x 80" (thirty six inches by eighty inches) and bumper style threshold.

The horizontal sliding window must have interlocking glass meeting rails and double security locks. Both window sashes must slide and be easy to remove. The window sashes must be of double strength glass and marine glazed. A full exterior charcoal fiberglass screen is required. The window can be a minimum of 30" (thirty inches) and maximum of 65" (sixty five inches) wide. The window heights will be either 58 ½" (fifty eight and a half inches) or 64 ½" (sixty four and a half inches) depending upon kneewall heights.

The awning window will be a four-vent window with a self-locking cam to insure a watertight closure. The window width can be a minimum of 19" (nineteen inches) and maximum of 53" (fifty three inches) depending upon kneewall heights.

2 b. Screen Room Enclosure: Screen rooms must be constructed using a minimum 2" (two inch) wall system. The aluminum framing must be of .050 gauge or greater with an electrostatically applied polyester paint finish. The screen sections must be supported with a vertical aluminum .050 gauge H-mullion at spacing less than 65" (sixty five inches) apart.

Approved colors are Polar White, Heritage Bronze and Desert Tan.

All screenings must be pre-painted charcoal fiberglass screening with a minimum 16 x 18 mesh.

The aluminum kneewall sections must maintain an 18" (eighteen inch) minimum to 24" (twenty four inch) maximum height. These panels are to be constructed with .024 gauge stucco embossed aluminum skin, bonded to 2" (two inch) thick one-pound density "Perform Guard" insect resistant, expanded polystyrene insulation with an 8.5 R-factor.

All screen rooms must include at least one outswing Equal-Lite screen door 36" x 80" (thirty six inch by eighty inches) and bumper style threshold.

All screen rooms should be able to be converted to a horizontal slider or awning style window enclosure without any reconstruction of the master framing.

3 FIREPLACE: All fireplace installations must conform to Nation, State and Local fire codes. The top of the fireplace chimney must be no more than 3' (three feet) above the roof. Each installation must include a decorative chimney package approved in writing by Management.

4. FLAGPOLE: A resident may erect a flagpole providing definite specifications are followed.

A flagpole must not be erected in front of the manufactured home. The flagpole shall be no more than 18' (eighteen feet) above the ground, and must be set in 3' (three feet) of concrete (making the overall pole length 21' (twenty one feet)). The flagpole shall consist of three (3) sections of galvanized schedule 40 heavy wall pipe. The lower section shall be 2" (two inches) in diameter and 9' (nine feet) long. Three feet (3') of the nine-foot (9') long section shall be set in concrete with the remaining 6' (six feet) above ground. This section shall be threaded at the top to accept a reducing coupling to take the second 6' (six foot) section by 1 5/8" (one and five eights inch) O.D. This section shall be threaded at the top to accept a reducing coupling that will connect to the third 6' (six foot) section by 1/38" (one and thirty eights of an inch) OD pipe. The flagpole shall be equipped with a top cap or ball, pulley, rope, snaps and rope tie down. Before any installation is started, written permission must be obtained from Management.

5. PRIVACY FENCE: There are two acceptable styles of privacy fences that ere designed to be installed along the driveway, under the gutter line of the carport awning. Requests to install these styles of fences or any other fence must be presented to Management accompanied by a detailed drawing of the type of fence, showing dimensions, and its proposed location.

5. a ALUMINUM BASKETWEAVE, VINYL CLAD FENCE: Should be a minimum of 20' (twenty feet) long and start from the end of the utility storeroom at the end of the driveway. Privacy fence to be installed with top and bottom of fence to be evenly spaced between the overhang of the carport awning and ground level and to be set 3" (three inches) inside the overhand. Fabric to be steel core wire with aluminum coating, 72" (seventy two inches) high with two 2 1/2" (two and one half inch) O.D. terminals as well as a 2" (two inch) O.D. line post of structural weight pipe to be set in concrete 36" (thirty six inches) deep. There should also be two 1 5/8" (one and five-eights inch) O.D. top and bottom rails. Basket weave should be 2" (two inch) wide aluminum color strips with an accent color strip placed every sixth (6th) weave. If a privacy fence will be longer than 20' (twenty feet), additional steel ground posts must be used, 10' (ten feet) on center or less. All terminal posts, line posts and top and bottom rails to be hot-dipped galvanized pipes.

- 5 b. PVC (Polyvinyl)** This style fence should be of a rigid PVC construction, containing impact modifiers for cold weather and Titanium Dioxide pigment for ultraviolet light resistance. These profiles must meet or exceed the specification #F-964-94 established by ASTM. Fences are to be 6' (six feet) projecting above grade, and the posts to be 5" x 5" (five inches by five inches) in size, extending 3' (three feet) below grade or below the frost line. The fence is to be installed with the top and bottom of the fence evenly spaced between the overhang of the carport awning and ground level, and to be set 3" (three inches) inside the overhang.

Two styles of PVC Privacy Fences are acceptable:

1. Presidential – which is a 6' (six foot), solid type PVC fence.
 2. Royal – which is a solid type fence with a 16" (sixteen inch) basket weave lattice across the top of the fence.
- 6. WINDOW AWNINGS:** There are two (2) approved types of window awning as follows.
- 6 a.** 2" (two inch) step-down aluminum awning, roll formed .020 solid pre-painted sheet for top and end wings. Hanging angle top and side windows .040 white rolled form. Canopy .062 extruded one 1" (one inch) square roll formed white tubing for center support of top on units over 50' (fifty feet) wide. Units are assembled using #040 stainless steel rivets and #6 x 3/8" (three-eighths inch) hex head and stainless steel screws. Units installed on manufactured homes using #14 x 1 1/2" (one and one half inch) and #14 hex head with special O.S.T. caulking at hanging point.
- 6 b. Louvered Aluminum Awning:** .025 5 1/2" (five and one half inch) louvers spaced horizontally to allow light through openings. Vertical .032 x 2" (two inch) square aluminum tubing for strength and one section width at bottom of unit. Extruded .062 hanging angle at top with hinged brackets to adjust awning to proper slant. Window awning to be secured to manufactured home with stainless steel hex screws for fasteners. Special 3/4" (three-fourths inch) round aluminum tubing with brackets for proper slope adjustment.
- 7. WOOD ACCESSORIES: Decks, platform steps, ramps and trellises.** No wood accessory may be constructed without first obtaining written consent from Park management. A detailed drawing must be submitted with sufficient details and dimensions and conform to Park specifications.
- 7 a. Wood Decks and Platform Steps:**
- All lumber must be pressured treated, oil base, wood No. 1 Grade for decking and rails; No. 2 Grade for beams and support. All 2" x 2" (two

- inch by two inch) spindles must be shaped, not ripped. Nails must be galvanized.
- Footers must be 4" x 4" (four inch by four inch) minimum, in concrete and sun 36" (thirty six inches) in the ground. Beams must be 2" x 8" (two inch by eight inch) or better. They must be lagged or bolted to posts.
 - Beams must be 2" x 2" (two inch by two inch) or better. They must be lagged or bolted to posts.
 - All flooring should be 2" x 6" (two inches by six inches) or 5/4" x 6" (five-fourths of an inch by six inches), No. 1 Grade. Outdoor plywood may be used if an Enclosure is going on the deck.
 - Railings should have a top and bottom rail, with a 2" x 4" (two inch by four inch) or 2" x 6" (two inch by six inch) cap and 2" x 2" (two inch by two inch) square or turned spindles on 6" (six inch) centers.
 - Stair stringers must be 2" x 10" (two inches by ten inches) or better, with 11" (eleven inch) platform 7" to 8" (seven inch to eight inch) back risers. Handrails on both sides with cap and 6" (six inch) O.C. spindles.
 - Area under deck must be covered with Basket Weave style latticework.
 - All wood accessories must be treated with a good grade of sealer stain at regular intervals. The color should be compatible with the home, and must be approved by management. (Clear sealer is acceptable)

7 b. Ramps:

- Footers must be 4" x 4" (four inch by four inch) minimum
- Deck to be of outdoor grade plywood. All other to be pressure treated, oil based wood.
- Railing should have a top and bottom rail with either a 2" x 4" (two inch by four inch) or a 2" x 6" (two inch by six inch) cap, and 2" x 2" (two inch by two inch) square or turned spindles on 6" (six inch) centers.
- The ramp must run parallel with the home.
- All wood accessories must be treated with a good grade of sealer stain at regular intervals. The color should be compatible with the home, and must be approved by Management. (Clear sealer is acceptable)

7 c. Wood Trellises: are approved to be used only for decorative purposes to accommodate climbing flowers or plants.

Shall be made of wolmanized wood only. Trellis panels should not be wider than 4' (four feet). Two or more trellises may not be installed next to each other to create a wall. Panels must have a wood frame incorporated around the perimeter for strength. Wood trellises must be stained with a color to be compatible with the home. Are to be securely fastened and installed in a workmanlike manor.

8. **VISQUEEN WINDBREAKS:** are permitted under certain circumstances provided they meet the following criteria, and are installed only in the locations as listed under a. and b. below.
- a. Located between the poles of a carport awning that is attached to the home.
 - The framework must be made of 2" x 2" (two inch by two inch) lumber, which is fabricated to fit between awning poles. An additional vertical brace and a cross brace should be included to give the panel proper support for the Visqueen.
 - The approved type of Visqueen should be clear, 6 mil industrial type.
 - The Visqueen should be fastened to the frame using wood screen molding.
 - The Visqueen should be stretched tight.
 - The framework should be painted to match the color of the awning pole, or white. (if the pole is not painted)
 - The framework should be fabricated and installed in a professional and workmanlike manner.
 - The panels should not extend beyond the end of the carport awning.
 - b. Located above the utility storeroom to the bottom of the carport awning.
 - The same criteria as listed above apply.
 - All supporting framework to be fabricated vertically or horizontally. No diagonal braces will be allowed.

**ALL VISQUEEN PANELS MUST BE INSTALLED
AFTER NOVEMBER 1ST AND REMOVED PRIOR TO APRIL 15TH.**

REFINISHING EXTERIOR ALUMINUM MANUFACTURED HOME SIDING

To prepare aluminum siding: Pressure wash all aluminum using a solution of household detergent (Spic & Span or comparable.) Work from the bottom of the home, up. Use a wire brush to remove all rust stains on the aluminum. Do not use products such as Murphy's Oil Soap for this cleaning. Rusted screws should be replaced before cleaning begins. Rinse thoroughly.

Prime all rust spots with a primer sealer, such as lacquer spray paint. It must be a sealer type product.

Refinishing should be done only when the outside temperature is above 50 degrees, and a relative humidity below 85%.

SHERWIN WILLIAMS Satin Latex House & Trim, type A100 or comparable is recommended. Application should be two coats applied with airless spray equipment, or two coats brushed on. All manufactured home accessories, including skirting, patio awning, carport awning, utility storeroom and room enclosure should also be refinished to match the home.

The colors used should duplicate the original colors of the home. Any change in colors should be presented to Management for approval.

VINYL-SIDED HOMES

To keep the exterior of a vinyl-sided home in good condition, it must be washed and waxed on a regular basis. It is recommended that the home be washed and waxed yearly.

Several companies will power wash and wax homes at a reasonable price.

HARDBOARD-SIDED HOMES

Hardboard-sided homes must be caulked and sealed on a schedule according to the manufacturer's specifications.