



Grounds/Remodeling/Improvement Committee Form

Home Owner Name: _____

Home Address: _____

R&R, pg. 5, E. Property Policies

6. Any planned remodeling and/or addition(s) to the external structure(s) of a mobile and/or on the property, must be reviewed and approved by the Grounds/Remodeling Committee prior to commencing any work. The resident must submit in writing the specifications and drawings of proposed work. Materials are available in the office to assist the resident in preparing documents to submit. The committee will review the submitted papers and determine if the proposed work may move forward. Once a project is approved by the committee, the resident will be directed, and is responsible for obtaining any permits required by the local government. Final approval is given by the county.

The attached improvement request for _____

(circle one) has / has not met Francis I Mobile Estates requirements per the association Rules & Regulations and aesthetics. The homeowner has hereby been advised that they need to seek County advice, approval and/or permitting to ensure that County codes are met. Furthermore, the homeowner has been advised that property lines can not be determined by anything other than a survey. If the homeowner fails to obtain what they need from the County, the Improvement Committee and/or Francis I Mobile Estates will not be held liable for any actions the County and/or Francis I Mobile Estates may have to take.

Circle One:

Park Approved OR Park Denied: Reason for Denial: _____

Improvement Committee Member #1:

_____, Signature: _____ Date: __/__/____

Improvement Committee Member #2:

_____, Signature: _____ Date: __/__/____

Home Owner Acknowledgement

I, (print name) _____, am the owner of, (print address) _____

_____. I acknowledge that the Improvement Committee has approved my improvement request according to Francis I Mobile Estates rules & regulations and aesthetics only. I have been advised to contact the County to seek their advice, approval and/or obtain a permit. Should the County determine that my improvement requires a permit, I will obtain said permit and supply a copy to the Francis I Office. The Improvement Committee and/or Francis I Mobile Estates will not be held liable, should I fail to comply with the above and/or complete an improvement other than what was approved, for any actions the County and/or Francis I Mobile Estates may have to take.

Home Owner Signature: _____ Date: __/__/____

Important R & R Sections – For Grounds/Building/Improvement Committee

C&R#12 "All clotheslines must be the folding umbrella type. No stringing of clotheslines on carports, etc. is permitted."

C&R#1 "Construction of Home: Purchaser agrees, that if no dwelling is on the unit at the time of the execution hereof, to place a mobile home on the unit within six (6) months of the closing of this contract and to complete such construction within two (2) months from the date of commencement. No construction shall commence until park office has approved the plans for such construction and the builder selected by the Purchaser. In approving the plans, the park office may require the use of approved exterior designs and elevations, materials, colors and finishes."

C&R#2 "Fencing: Any fence erected on or around a lot shall not exceed 4 feet in height and shall be constructed of chain wire only or other type of fencing approved by park office, and be kept in good repair."

C&R#3 "Easements: Easements for installment and maintenance of utilities and drainage facilities are hereby reserved as shown on the aforesaid plat and on the following areas, namely, 5 feet within each side boundary of each said lot and 10 feet within the rear boundary of each lot. Front easement to be in conjunction with county requirements."

C&R#19 "Utility Responsibility: Any obstruction of the lateral sewer line from the mobile home to main is the responsibility of the unit owner or tenant. Owners shall maintain all electrical lines and equipment including and from the meter provided by the electric utility to the home in a good and safe condition. Owner is responsible for all utility wires, pipes and lines, including septic systems that provide service from the meter and/or main access into the home."

C&R#9 "Disaster Repairs: A trailer burned or damaged by any casualty whatsoever rendering same unit unfit for normal occupancy or unsightly in appearance, shall be fully repaired or replaced by a trailer of equal value (no older than 10 years) or by the complete removal thereof from said lots by its owner within a period of 120 days immediately following the fire or damage thereto. Upon the lot owner's failure to comply with this covenant, the burned or damaged trailer shall be considered junk and may be removed by the owner of any lot in said subdivision, upon the expiration of 30 days following the delivery of written notice to the owner of said lot by registered mail, or personal service, of such intention to remove said trailer."

C&R#18 "Contractors: All lawn maintenance and other contractors must be licensed, carry workman's compensation and furnish a copy for the office files. It is the owner/tenant's responsibility to make sure their contractors comply."

E. Property Policies

1.

- a. A Trimming, watering, weeding and general care of the lawn, shrubs and trees is the responsibility of the homeowner throughout the year. Residents must notify the office of plans to install or remove deep rooted plantings. The Park reserves the right to prohibit certain installations or removal of deep-rooted plantings.
- f. Umbrellas and pop-up awnings must be in good repair and anchored properly to the ground by cinder blocks or tie downs to a concrete base. Umbrellas and pop-ups must be removed prior to leaving the park for an extended period of time and/or for the season.
- g. Swimming pools are not permitted on any lot at any time.
- h. Spas must be enclosed and screened from public view

5.

Highlands County is the zoning authority for this Park. Several different zoning areas exist within the Park. Residents must verify zoning and apply with the county for all pertinent permits when applicable.

J. Parking Policies

3. A dedicated golf cart parking area is permitted on each lot; the area must be finished with gravel or paver stones.

Improvement Request

Name: _____

Address: _____

Date: ____/____/____

Diagram Area:

Description of Intended Improvement/Change: _____

Leave Blank Below for Office Use