MARINER'S COVE HOA OF LEE COUNTY, INC.
APPLICATION FOR NEW HOME INSTALLATION

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Date _______________ Lot#_______ Address ____

Unit Owner ____

Ph ______________________________ Email ____

Installer ______________________________________ Ph _________________________________

Proposed starting date: ________________________

Owner is responsible for all expenses incurred in providing all requirements of this "New Home Installation Application" for a new home in Mariner's Cove and any required permits for this installation.

I, the unit owner, have read and understand all the items on this application for the installation of a new home. I understand this approval by the **ARC** is limited to the powers of the Mariner's Cove HOA. The Association assumes **no** responsibility for compliance to or securing permits.

Unit Owner: ____ Date _____________________
(Signature)

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A site plan shall be submitted depicting the property lines, location of the building structure, poured concrete surfaces and location and size of proposed parking.

Following site plan approval, the Contractor/Installer shall attend a preconstruction meeting with the ARC and the unit owner, to discuss the verification process.

Applications are good for one year. **Approval Date:** ____________

_______________________________________ Date: ________________
Architectural Committee Member's Signature

_______________________________________ Date: ________________
Architectural Committee Member's Signature

_______________________________________ Date: _______________
Architectural Committee Member's Signature

Approval Stipulation ____

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Disapproval Date: ________________________ Reason(s) for Disapproval:

2 Guidelines During Construction Phase

2.1 No dwelling unit shall be considered completed until its yard is reasonably landscaped in accordance with the approved landscape plan. It must be maintained in a manner in keeping with the general character of the subdivision. Where any owner neglects such maintenance, the Board or its authorized agent, reserves the right to effect such at a reasonable charge to the owner.

2.2 The Contractor shall be responsible for keeping the streets, adjacent properties and storm drains clean throughout the entire construction phase (lot preparation to final landscape).

2.3 Any damage to street, storm sewer, light posts, adjacent drives, etc., shall be the responsibility of the Contractor and repaired at their expense to the Board's specifications.

2.4 Construction sites shall be kept clean, neat and in an orderly fashion throughout the entire construction process. Trash and construction debris shall be removed from the site daily.

3 The Mobile/Manufactured Home:

3.1 Mobile homes shall be attractively maintained by the owner and need to comply with applicable laws, ordinances and regulations of the state, county, city and community. Since these regulations can change from time to time our park rules and regulations will vary accordingly.

3.2 a. Mobile skirting is required within 60 days after new mobiles arrive at Mariner's Cove.

3.2 b. Rain gutters and downspouts shall be installed prior to ARC final approval. Rain gutter downspouts shall discharge only at the front or rear of the new mobile/manufactured home. If required for capacity, additional downspouts shall be installed at the ends of the dwelling.

3.3 Persons wanting to install awnings, storage structures, cabanas, screened enclosures, air conditioners, permanent planting, or any other additions must check with the Mariner's Cove ARC before installing them. ARC must approve changes in writing. All changes are to be made in accordance to state, county and village regulations.

3.4 Trees present special problems to sewers, underground wires and state and local regulations. Permission must be obtained from the ARC before any trees can be planted or removed.

3.5 **Setbacks: 5'0"** Setback from each property line, front, back and sides.

3.6 No buildings of any kind in set back

3.7 Without obstructing ingress and egress to utilities as well as not to obstruct lifesaving equipment, the following is allowed:

a. Overhangs and awnings may extend 3'0" into setback area.

b. Concrete can be laid to within 2'0" of the lot line but not to create a water flow restriction or cover utilities of any kind without ARC approval.

c. Shutters may extend 1'0" into setback area.

d. Air conditioners shall be placed on the rear 5'0" set back, as long as the above restrictions are followed. Placement of air conditioners along either side of the set back will not be permitted.

e. Home owners are encouraged to place TV antennas and satellite dishes on the rear two-thirds of the property.

f. New homes will be connected directly to the main sanitary sewer.

g. After the owner's complete construction/renovation work, the ARC must be notified. This ARC follow-up is to ensure construction/renovation work is in full compliance with the originally approved site plan.

The following requirements of Mariner's Cove shall be completed and verified during the installation of the new home.

MARINER'S COVE HOA OF LEE COUNTY, INC.
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1. Owner shall return this completed "Application for New Home Installation" and receive **approval** before any changes are started. (Application can be placed in the Office mail slot or emailed to marinerscoveestero.com)

2. If a unit is to be demolished and removed, the owner is responsible for a dry wood termite inspection and treatment, if necessary. Following demolition and prior to the placement of the new home a subterranean termite treatment shall be placed by the installing contractor. A copy of the subterranean and dry wood termite treatment shall be provided to the ARC.

_____Verified Signature Date_____

3. After demolition remaining sheds, structures and concrete to be left in place shall conform to the rules in section **3 The Mobile/Manufactured Home**.

_____Verified Signature Date_____

4. Prior to demolition of the existing structure the Contractor shall locate the existing utilities as described below.

a. **Sanitary Sewer** - The mainline sanitary sewers are located in the center of the roads. All sanitary sewer laterals for each lot shall discharge into the mainline sanitary sewer in the road. The Contractor shall locate the sanitary sewer lateral for the lot prior to demolition. The existing lateral shall be exposed beyond the limits of the proposed manufactured home and a section of the existing sewer lateral removed and televised to the mainline sanitary sewer in the road. Damaged sections of sewer identified from televising shall be repaired prior to building demolition. Following televising a clean-out with a cap shall be installed. The clean-out shall be located approximately 1 foot beyond the limits of the proposed structure. The clean-out shall be clearly marked and protected during demolition operations.

Mariner's Cove (MC) owns the sewer lines and may dictate where the clean out is to be located.

Prior to demolition: _____Verified Signature Date_____

b. **Water Service** - The existing mainline water mains are located along the back property line of all lots within Mariner's Cove. The existing lots have water service laterals from the mainline to the individual properties. The Contractor shall notify Mariner's Cove maintenance supervisor a minimum of 24 hours prior to water service work. Mariner's Cove will turn off the mainline water main each side of the water service repair. Prior to demolition operations the existing water service lateral shall be cut at a point 3 feet outside the limits of the proposed manufactured home and a valve installed at this location. A short nipple shall be installed approximately 6 inches in length and capped until the new unit is installed and the water service extended. This valve shall remain closed until the new valve is installed. When the new valve is operational the valve initially installed at 3 feet beyond the limits of

the proposed structure shall be opened and left in place. The water service for the proposed manufactured home shall extend 1 to 2 feet inside the skirting. The new shut-off shall be accessible from outside the proposed manufactured home, located in a protective environment from landscapers and sunlight or all piping exposed to the sunlight shall be Schedule 80. Back water valve is required. The contractor shall provide the main water service valve. The approved valve shall be as manufactured by Ford Meter Box Company, ¾ - inch diameter, Model Number B11-333-NL with female pipe threads both ends.

All costs associated with the sanitary sewer and water service laterals shall be the responsibility of the installation Contractor. The utility work as described above shall be performed under the direct supervision of a licensed plumber.

Prior to demolition: _____Verified Signature Date_____

Final water service approval:_____Verified Signature Date_____

5. **Resident Parking** - The following requirements for parking shall be strictly adhered to:

a. Single wide manufactured home, 16 feet wide or less, parking in front of the structure will not be permitted.

b. Double wide manufactured homes, parking permitted on one half the width of the new manufactured home. The MINIMUM length of parking shall be 25 feet measured from the structure perpendicular to the road right-of-way (front property line). This 25-foot length shall be from the property line to the lanai or screen room. Garage doors or service doors when open provide additional length for parking beyond the minimum 25-foot requirement.

_____Verified Signature Date_____

6. **Grass Lawn**

A grass yard in front of each residence is required to preserve a residential beautification. The following criteria for a grass yard in front of a unit shall be:

Double wide a minimum of half the width of the unit.

Single wide the full width of the unit.

7. **Soil Erosion Control -**Prior to construction operations the following erosion control measures shall be placed:

a. The width of the soil erosion control measures shall be 4 feet wide by the width of the lot frontage. This area shall be excavated to a minimum depth of 4 inches and filled with a layer of open graded stone. The minimum stone size shall be 1 inch or greater. The stone must be removed after completion of home.

_____Verified Signature Date_____

8. **Gutters and Downspouts –** Rain gutters and downspouts shall be installed prior to ARC final approval. Rain gutter downspouts shall discharge only at the front or rear of the new mobile/manufactured home. If required for capacity, additional downspouts shall be installed at the front or rear of the dwelling.

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Work completed in accordance with Mariner's Cove requirements:

_________________________________ Date: _______________

Architectural Committee Signature