

WFG Modular Home Guidelines

These requirements for modular home construction are not intended to be exhaustive. There are additional standards for new home construction contained in the WFG Governing Documents and Architectural Control Guidelines with which owners are expected to comply.

These Guidelines apply to Modular Homes (aka systems-built homes, factory-built homes, off-site construction, etc.)

Modular home design and construction has come a long way over the past decade, and many modular homes are indistinguishable from conventional stick-built houses; however, this approach to construction offers a wide range of design options.

Thus, in order to preserve and protect property values in Waterfront Greens, it is the Architectural Control Committee's duty to ensure that the house design and the materials used in construction are compatible not only with the topography of the lot, but also with the esthetics of the community and its existing homes.

Note: Not all modular home construction is acceptable/permissible in WFG, and the Committee reserves the right to deny approval if it determines the modular home does not represent the character of the neighborhood in which the house is built and/or the community at large.

Owners Considering Modular Home Construction:

- Prior to purchasing a house package, owner must submit plans/diagrams/photos produced by the manufacturer for the house, showing details of the exterior to the ACC for review to determine acceptability.
- Owner must include the address, phone number, email address and name of primary contact person for the modular home company and all contractors/ subcontractors involved in the project.
- As part of the approval process, Owner must affirm, in writing, that the manufacturer's method of transport can be accommodated by WFG entryways and gates into the building site.
- Because of the heavy equipment used in transporting and assembling house sections at the building site, the Road Impact Fee shall be \$2,000.
- Builder/Owner is to inform the Waterfront Greens Association of the delivery day and time of the modular elements so that an Association representative can be on site to monitor delivery and record any damage done to roads and/or Common Areas as a result of the delivery.
- Owner shall be charged for the cost of repair of damage done to roads or common areas due to their construction that exceeds the limit of the Road Impact Fee.
- Builder/Owner has 7 days from delivery date to install the home and remove modular trailers from within WFG. If trailers remain on site for more than 7

days, the Owner will be assessed a fine of \$250 per day. Trailers may not be parked or stored on any Waterfront Greens Association property.

- As described in the WFG Architectural Control Guidelines, driveway(s) must be paved at completion of the home and prior to final inspection.
- Owner must submit a landscape plan along with the house plans to the Architectural Committee for review and approval. Landscaping must be installed at the time of the completion of home.

Prohibition of Manufactured Homes and Manufactured/Modular Hybrids

Homes that are constructed on permanent steel frames—to include, but not limited to, manufactured homes and manufactured/modular hybrid homes—shall not be permitted.