

SALTON COMMUNITY SERVICES DISTRICT

Architectural Committee Agenda

1209 Van Buren Ave. Salton City, CA 92275

www.saltoncsd.ca.gov

March 09, 2023

Open Session 9:30 a.m.

COMMITTEE MEMBERS:

Erick Cervantes, Chairperson
Kenneth Perry, Member
Israel Gonzales, Member
John Connelly, Member
Lizabeth Flowers, Member

STAFF:

Thania Garcia, Board Secretary

1. CALL TO ORDER:

9:30 A. M.

2. ROLL CALL:

3. PLEDGE OF ALLEGIANCE: Erick Cervantes, Chairperson

4. PUBLIC COMMENTS:

Pursuant to California Government Code Section 54954.3 members of the public may address the Board at this time on any items of public interest that are within the Board's subject matter jurisdiction. The Ralph M. Brown Act, however, prohibits the Board from taking action on any matter not appearing on the agenda. Personal attacks on individuals, slanderous comments, or comments, which may invade an individual's personal privacy, are prohibited. Those who wish to address the Board should come to the microphone. Members of the public will be given three (3) minutes to address the board on any items of public interest. Public comments will be limited to a maximum of (30) thirty minutes per meeting.

5. CONSENT CALENDAR ITEMS:

Consent calendar items are expected to be routine and non-controversial, to be acted upon by the Architectural Committee at one time without discussion. If any committee member requests that an item be removed from the consent calendar, it will be removed so that it may be acted upon separately.

I. Approval of Architectural Meeting Minutes for January 12, 2023

6. OLD BUSINESS:

I. Plan# 3075 Dennis & Diane Hines 1132 Mikele Avenue Thermal, CA 92274 APN# 017-711-009.

7. NEW BUSINESS:

- I. Plan #3078 Mario Portugal Iridescent Avenue Thermal, Ca. 92274 APN# 015-123-007-000.**
- II. Plan #3079 Chris Redding 2599 Butte Avenue Thermal, CA 92274 APN# 009-142-003-000.**
- III. Plan #3080 Rafael Hernandez 2070 Sunrise Dr. Thermal Ca, 92274 APN# 014-143-001-000**
- IV. Plan #3081 Michael Villamonte 2502 Sea Haven Ave. Thermal CA, 92274 APN# 009-434-007-000**

8. ADJOURNMENT:

Sonia Thania Garcia, Board Secretary

Erick Cervantes, Chairperson

Upon written request, this agenda will be made in appropriate alternative format to persons with disabilities as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Secretary of the Board at least 72 hours before the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at 1209 Van Buren St, Suite 1, Salton City, California 92275

Salton Community Services District

Architectural Committee Building Approval Form

Plan# _____

Chartered by Chapter 59 of 1985 Codes and Laws - state of CA
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: _____ Disapproved: _____ Date: _____ Expiration Date: _____

Architectural Committee Review Fees:

Existing Building Additions:	\$50.00	Check#	_____
New Construction:	\$50.00	Check#	_____
Sewer Capacity Fee:	\$1000.00	Check#	_____
Sewer Connection Fee:	\$2700.00	Check#	_____ (Deposit) _____

(Capacity Fee/Connection Fee Payable at time of sewer connection Plan Approval fee and Developer fee due at time of plan submission)
THIS APPROVAL MEETS ALL SCSD CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.

ARCHITECTURAL PLAN REVIEW:

Erick Cervantes: _____	Approved: _____	Disapproved: _____	Date: _____
Israel Gonzales: _____	Approved: _____	Disapproved: _____	Date: _____
John Connelly _____	Approved: _____	Disapproved: _____	Date: _____
Kenneth Perry _____	Approved: _____	Disapproved: _____	Date: _____
Lizabeth Flowers _____	Approved: _____	Disapproved: _____	Date: _____

Street Address: 1132 MIKELE AVE City: THERMAL
Lot# 9 Block# 6 Tract# 597 Zone: R1
APN: 017-711-009 Lot Size: 155 X 85

Living Area

Dimensions: Width: _____ Length: _____ Total Square Feet: _____
Patios LIVING AREA:
Dimensions: Width: 12 Length: 34 Total Square Feet: 288 } 800
16 52 512

Carport or Garage

Dimensions: Width 20 Length: 24 Total Square Feet: 480 ^{sq'}

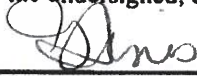
Room Addition

Dimensions: Width _____ Length: _____ Total Square Feet: _____

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: _____ Expected Date of Delivery: _____

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

	<u>HINES</u>	<u>619 933 7143</u>
Owner's Signature	Owner's Name (Printed)	Daytime Phone Number

Address, City, State, Zip Code

A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval

SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

1

PUE 20' $\begin{matrix} \nearrow 10 \\ \searrow 10 \end{matrix}$

10' PUE

85' setback

5' setback

25' setback

15' setback

(House 800^{sq}')

(GARAGE 480^{sq}')

24

20

APN: 017-0711-009

NOTE: EACH SQ = 8 FEET

1132 MIKELE AVE

LOT 9

BLK 6

TRACT 597

ZONE R1

2	NAME OF APPLICANT Dennis Hines, TTE HINES FAMILY TRUST Diane Hines TTE	3	APPLICANT PHONE NO 619-933-7143	4	SIZE OF PARCEL 155 x 85
5	PROJECT SITE ADDRESS 1132 MIKELE AVE	6	ASSESSORS PARCEL NO. 017-711-009		

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

**Powerbilt Steel Buildings Inc**

1559 Laskin Rd Virginia Beach
Sales@garagebuildings.com
(800) 234-0473

Sales: Debbie Jamison

1559 Laskin Rd Virginia Beach
debbie@powerbiltsteel.com

Building Quote
QTE-090863

Date
12/14/2022

Total

CUSTOMER DETAILS**Diane Hines**

Primary Address

92274

Shipping Address

92274

hinesdd@aol.com

(519) 933-7343

Raised Center Barns - 32 x 40

☐ Roof Color: China White

☐ Trim Color: China White

☒ Sides/Ends Color: Charcoal

☐ Wainscot Color: NA



Ready for Installation? --- Jobsite Level? --- Permit Required? --- Inside City Limit? --- Electricity Available? --- Installation Surface? Concrete

Roof Style
Vertical

Gauge
14 Gauge

Wind/Snow Rating
105 MPH + 20 PSF Certified

Distance on Center
5 Feet

20x40' (Roof 41') Vertical Roof

1

16' Height

1

105 MPH + 20 PSF Certified

1

3/12' Roof Pitch

1

Front Wall Closed Horizontal

1

Back Wall Closed Horizontal

1

Left Closed Horizontal

1

Right 2 Panel Horizontal

1

Right Lean-to 12x40' (Center)

1

Right Lean-to Certification 105 MPH + 20 PSF Certified

1

Right Lean-to 10' Height

1

Right Lean-to 2/12' roof pitch

1

Right Lean-to Front Wall Closed Horizontal

1

Right Lean-to Back Wall Closed Horizontal

1

Right Lean-to Right Wall Closed Horizontal

1

36x80in Walk-In Door on Right Lean-To Front Wall

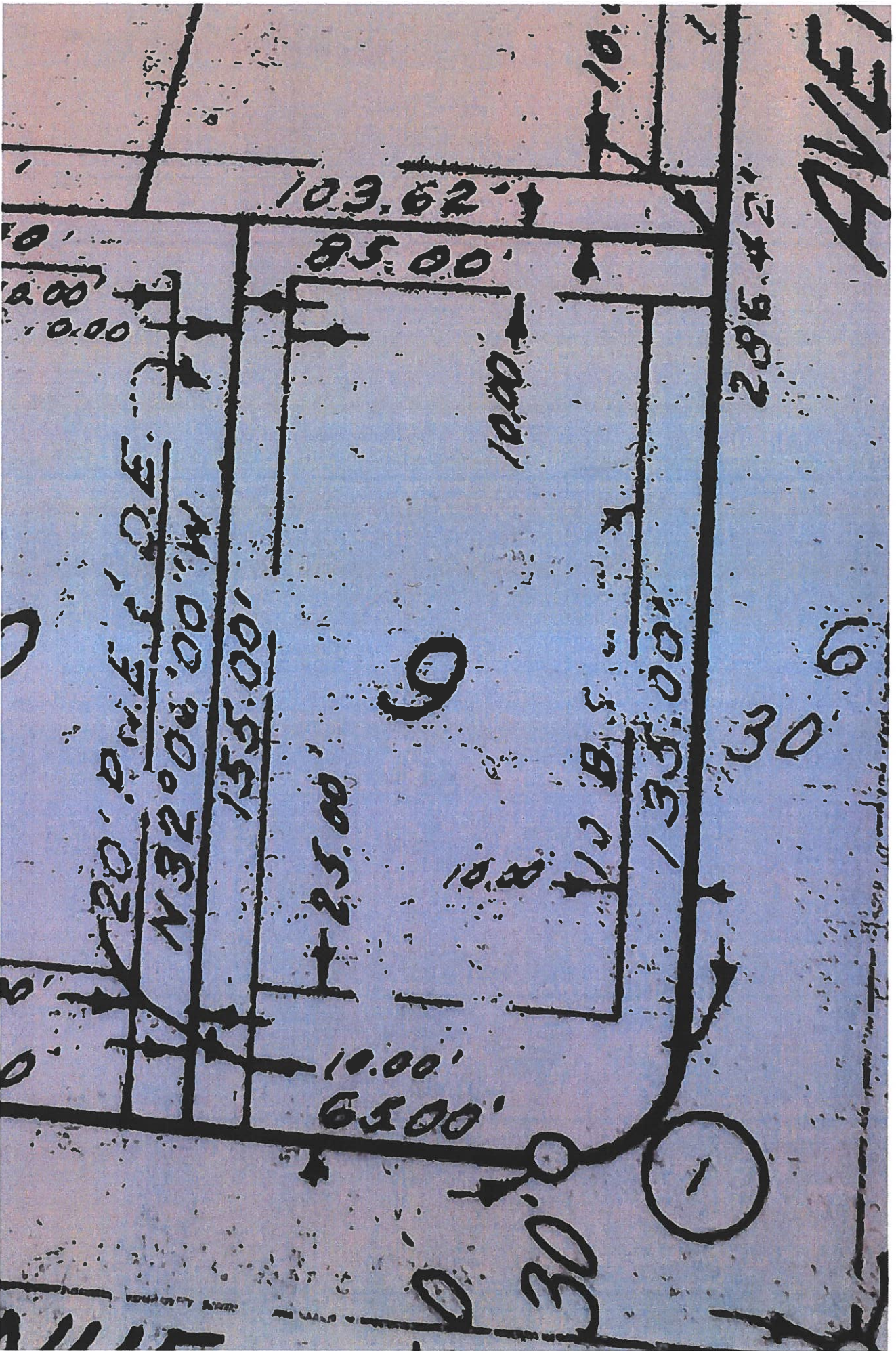
1

36x36in Window on Right Lean-To Right Wall

1

36x36in Window on Right Lean-To Right Wall

1



In the matter of the application of

HOLLY CORPORATION,
a Delaware corporation

for a final subdivision public report on

TRACT NO. 597

IMPERIAL COUNTY, CALIFORNIA

FINAL SUBDIVISION
PUBLIC REPORT

FILE NO. 3105-SD

ISSUED: JANUARY 18, 1962

AMENDED: JUNE 8, 1962

RENEWED: OCTOBER 10, 1967

EXPIRES: OCTOBER 10, 1972

This Report Is Not a Recommendation or Endorsement of the Subdivision
But Is Informative Only.

Buyer or Lessee Must Sign That He Has Received and Read This Report.
This Report Expires on Date Shown Above or Upon a Material Change.

SPECIAL NOTES

A COMMUNITY SERVICES DISTRICT HAS BEEN CREATED TO PROVIDE CERTAIN MUNICIPAL-TYPE SERVICES. SUCH A DISTRICT MAY FINANCE ITS OPERATION BY THE SALE OF BONDS UPON THE APPROVAL OF THE RESIDENTS OF THE DISTRICT. ABSENTEE LAND OWNERS HAVE NO VOICE IN THE APPROVAL OF BOND ISSUES, ETC.

A COMMUNITY SERVICES DISTRICT MAY ALSO LEVY A PROPERTY TAX OF \$1.00 PER \$100.00 ASSESSED VALUATION IN ADDITION TO COUNTY TAXES AND TAXES LEVIED FOR THE PAYMENT OF GENERAL OBLIGATION BONDS.

THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE COACHELLA VALLEY COUNTY WATER DISTRICT AND IS SUBJECT TO ALL ASSESSMENTS AND TAXES LEVIED BY SAID DISTRICT.

THE DISTRICT HAS MANY TAX RATES DEPENDING UPON THE SPECIFIC IMPROVEMENT DISTRICT CONCERNED. THE TAX RATES FOR 1966-67 VARY FROM \$0.1826 TO \$10.8823. PURCHASERS MAY CHECK WITH THE DISTRICT FOR THE TAX RATE APPLICABLE FOR THEIR PROPERTY.

YOUR ATTENTION IS ESPECIALLY DIRECTED TO THE PARAGRAPHS BELOW HEADED:
(X) TITLE, (X) RESTRICTIONS, (X) ASSESSMENTS, (X) CONDITIONS OF SALE
OR LEASE, (X) FLOOD AND DRAINAGE, (X) SEWAGE DISPOSAL.

LOCATION AND SIZE: In Imperial County on the west side of Salton Sea and the west side of Highway 86, south of Harvard Avenue, approximately 30 miles south-east of Indio.

Approximately 93 acres divided into 218 parcels.

- (X) TITLE: A Preliminary Title Report shows title, among other things, to be subject to: Reservations of mineral, oil and gas rights, water rights with right of surface entry. This could mean that the owner of such rights may enter upon the land at some future date to develop same and could affect the landowner's ability to finance improvements.

Easements affecting certain lots for utilities, drainage, and other purposes. These easements as they affect individual lots may be determined by an examination of the Title Report and Recorded Tract Map.

ZONING AND INTENDED USE: Vacant lots are to be sold for residential purposes.

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the construction have been approved by the Committee of Architecture and a fee of \$5.00 has been paid;

All structures shall basically be of ONE LEVEL construction and no two-story structure shall be permitted unless, in the opinion of the "Committee of Architecture" such a structure conforms to the over-all design and pattern of development;

No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind on any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot. (This provision does not comply with Section 712 of the Civil Code of the State of California which states that provisions which purport to prohibit or restrict the right of the owner to display or have displayed on the property a sign of customary and reasonable dimensions advertising the property for sale is void.)

TAX ESTIMATES: Normally, for tax purposes, land and completed improvements are assessed at 25% of the fair market value. This value usually approximates the selling price. Taxes may be estimated by taking 25% of the sales price, dividing by 100 and then multiplying by the total tax rate.

The title company reports that this subdivision is located in tax code area 82-003, and that the latest available tax rate is \$9.7184 per \$100 of the assessed valuation. Any bonded debts or special district assessments approved after the above tax rate had been set could substantially increase the future tax rate. This information is for the 1966-67 fiscal year. The tax rate and assessed value may change in subsequent years.

(X) CONDITIONS OF SALE OR LEASE: Purchasers equitable interest will be transferred by a real property sales contract with installment payments. Prospective purchasers should read and understand the terms of the agreement. The Agreement for Sale and Purchase of Real Estate contains, among other provisions, the following:

1. Seller will not further encumber said property without buyers written consent.
2. Buyer will not transfer, assign or encumber this contract or any interest in same or interest in or right to the possession of said property without Seller's prior written consent. No such assignment or transfer shall be binding upon Seller until evidence thereof satisfactory to Seller has been filed with and accepted by Seller and the Seller's assignment fee paid therefor, together with any past due installment payments.

PURCHASE MONEY HANDLING WILL BE AS FOLLOWS: The subdivider has certified that all deposits or payments made by the purchaser under the contract of sale shall be deposited according to Section 11013.4(f) of the Business and Professions Code and Section 2814.5(1) of the Commissioner's Rules and Regulations ONLY UNTIL the following conditions have been met:

- (a) A signed land sales contract is delivered to the buyer which contract shall contain a provision precluding the vendor from subsequently encumbering the property without the written consent of the contract vendee.

a mechanics lien subsequent to the date of the contract without the written consent of the buyer and without filing a surety bond with the city or county.

- (c) The contract states that in the event that such additional improvements or work are undertaken by the subdivider he will furnish the contractor a copy of the Final Subdivision Public Report.
- (X) ASSESSMENTS: The subdivider advises an improvement district has been established to finance streets and improvements.

The Tract No. 597 Improvement District was established under the provision of the Improvement Act of 1911 and bonds have been issued pursuant to the Improvement Act of 1911 and 1913.

The subdivider advises that the authorized bonded indebtedness of the district is \$197,470.00 bearing interest at the rate of 6% per annum and payable over a term of 10 years. It is estimated that each lot or parcel will be assessed approximately \$910.00 for these improvements, payable in annual installments of approximately \$91.00 plus interest for a period of said years. This assessment is included in the sales price of the lot or parcel and will be a lien which may be foreclosed upon if the payments are in default. The amount of unpaid assessment per lot is \$637.00.

- (X) FLOOD AND DRAINAGE: Coachella Valley County Water District advises, "...The proposed subdivision lies on the Southwest slope of Salton Sea approximately 130 feet above the present water surface. It is not expected that the area will be subject to inundation from any rise of the sea's water surface.

"The subdivider has provided right of way for the construction of flood protection works to protect this area from stormwater flows. When these protection works have been constructed as planned, this area will be reasonably free from stormwater flows."

WATER: The Coachella Valley County Water District advises that it will furnish water to each lot in this tract.

- (X) SEWAGE DISPOSAL: Soil conditions are not favorable for septic tanks and cess-pools except on a temporary basis. This form of sewage disposal may not function properly as the area develops. Contracts have been entered into providing for the payment of certain monies by the subdividers to the Community Services District for the eventual installation of a community sewer system.

A Community Service District may levy assessments and have the sole and exclusive discretion as to time, location and design of the construction and installation of disposal treatment facilities which are to be installed.

UTILITIES: Note: Electricity and telephone lines have been brought into the area. The subdivider's firm has agreed to extension of power lines to any lot, without extension costs to purchasers, where approval for construction and necessary construction permits have been received by the purchaser. No public gas lines to the area are available.

<u>ELECTRICITY</u> :	Imperial Irrigation District.
<u>GAS</u> :	Indio Gas Company (Bottled gas only).
<u>TELEPHONE</u> :	California Water & Telephone Company.

Note: Contact the above companies regarding extension rules and regulations, service connections and costs involved.

FIRE PROTECTION: The Salton Community Services District has agreed to furnish fire protection through the West Shores Volunteer Fire Department. Subdivider has agreed to install fire hydrants at 800 foot intervals.

30 miles to the high school;
15 miles to the grammar school; and
30 miles to Indio for complete shopping facilities.

School bus service is available to both schools. Available public transportation consists of bus at Highway 86 and Marina Drive, which is a flag stop.

Note: Purchasers should contact the local school board regarding school facilities and bus service.

DECLARATION OF RESTRICTIONS

TRACT 597

THIS DECLARATION, Made this 21st day of December, 1961, by Salton Riviera, Inc., a California Corporation, have its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS, The Declarant is the owner of that certain Tract No. 597, Imperial County, California, as per plat thereof recorded in Book 8, Page 18, records of said county, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 597 above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, maintenance, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are, and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

That use of Lot 31, Block 8, shall be restricted to use for school purposes.
That Lots 1 thru 4 inclusive of Block 1 and Lots 1 and 2 of Block 2 shall be designated as multiple residence lots and shall be improved, used and occupied under the conditions hereinafter set forth under CLASS I ZONE R-3 REGULATIONS.
That all the remaining Lots shall be designated as single residence lots and shall be improved, used and occupied under the conditions hereinafter set forth under ZONE R-1 REGULATIONS.

II. GENERAL

- A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing flood areas, external design and the ground location of the intended structure along with a plat showing the location of the intended structure

II. GENERAL

- A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing flood areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of five (\$5.00) dollars have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of WALTER E. BERG, BISHOP MOORE, and AUGUST DAMON provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA, INC. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than Twelve hundred (1200) square feet of floor area for any single family residence INCLUDING carport,

garage, covered porches, covered contiguous patios, etc., with a minimum floor area of Eight hundred (800) square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no two-story structure shall be permitted unless, in the opinion of the "Committee of Architecture" such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, this "Committee" may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance effecting the property values of the community in which such use or uses are to be located.

B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration. Variations from Requirements and, in general, other forms of deviations from those restrictions imposed by this declaration, when such exceptions, variances and deviations, do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or the property of other persons located in the vicinity thereof, in the sole opinion of the "Committee"

C. All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, in accordance with Imperial County Ordinance No. 239 and regulations accompanying same,

III. RESIDENTIAL ZONES:

A. As used in this declaration, "Residential Zones" means Zones R-1, R-2 and R-3.

B. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.

Storage of Materials C. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.

Livestock D. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.

Signs

- E. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the Architectural Committee. The architectural committee may approve the location of these signs within the front set-back of the lot.

Temporary
Buildings

- F. No temporary buildings, basement, cellar, tent, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.

Trailer
Use

- G. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence,

RECEIPT FOR PUBLIC REPORT

The Owner, Subdivider or His Agent is Required to Give You an Opportunity to Read the Public Report Before Demanding or Accepting Any Deposit, Consideration or Written Offer to Purchase or Lease Lots or Parcels in a Subdivision: DO NOT SIGN UNLESS YOU HAVE READ THE REPORT.

I have read the Commissioner's Public Report on:

3105-50

(File No.)

597

(Tract No. or Name)

I understand the report is not a recommendation or endorsement of the subdivision but is informative only.

The date of the copy of said report which I received and read is:

Oct 10, 1967

Name

Name

Address

Date

SUBDIVIDER IS REQUIRED TO RETAIN THIS RECEIPT FOR THREE YEARS.

for or intended to be used as a dwelling or apartment house, shall have on the same lot or parcel of land, automobile storage space conveniently accessible from the street, and not located at any place where the erection of structures is prohibited, of sufficient capacity to accommodate one (1) automobile for each family for the permanent housing of which such dwelling, apartment house, or other structure is designed.

D. SUBDIVISION OF LOTS:

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances whether for lease, sale, or rental purposes.

E. REQUIRED BUILDING AREA:

Notwithstanding other requirements imposed by these restrictions under GENERAL, the "Committee of Architecture" shall in all apartment buildings designed or intended to house three (3) or more families require not less than five hundred (500) square feet of living area for each one bedroom unit, or not less than six hundred (600) square feet of living area for each two bedroom unit. In all buildings or establishments designed for, intended for, or used as Hotels or Motels, the "Committee of Architecture" shall require that each unit, room, suite, or apartment capable of, designed, or intended to be rented, leased, or let as an individual accommodation shall contain two hundred and fifty (250) square feet of living area including bathrooms and/or kitchens where included in the individual accommodation as outlined above. In such instances, where a common or shared bath or kitchen is present, only 50% of the area of such shared facilities can be contributed to the required floor area of two hundred fifty (250) square feet. In such instances where a public bathroom or toilet room or kitchen is present as the only such facilities available, the minimum required livable floor area of each individual accommodation shall contain two hundred (200) square feet.

F. BUILDING HEIGHT LIMITATIONS:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdictions to be illegal, null, or Void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences clauses or phrases are or shall become or be illegal, null, or void.

PROVIDED FURTHER, that if any owner of any lot in said property or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants, and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER, that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof, but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON RIVIERA, INC. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this _____ day of _____, 19__.

(OWNER) SALTON RIVIERA, INC.

By S/ Sam Winograd, President

By S/ Bishop Moore, Asst. Secretary

Global Law Group

9655 Granite Ridge Drive
Suite 200
San Diego, CA 92123
Tel: (619) 887-4445
Fax: (619) 839-3152
www.mgpgille.com

February 5, 2023

Request for New Mobile Home Installation

Via USPS Mail

**Salton City
Architectural Committee
PO Box 5268
Salton City, CA 92275**

Re: Architectural Permit Application For Mobile Home Installation
Applicant: MGPG I, LLC
APN: 015-123-007-000

Dear Planner:

As the attorney representing the Applicant, MGPG I, LLC (Applicant), in the above-referenced matter, The Applicant hereby kindly requests the permit for the primary residential use of a mobile home.

The Applicant is requesting to install at 2142 Iridescent Avenue, Salton City, CA 92274, the State of California-approved 12 x 60 mobile home manufactured in 1981 with identification number LAC1358. The stairs, ramps, fencing, utilities, and installation do not require an architect, engineer, or licensed contractor because the structure will be according to code.


Additionally, the project is estimated to last three to six months to be finalized. Also, during the installation, a 40-foot x 8 foot x 8 foot 6 inches (height) shipping container (Container) will be required on-site to store materials. After the project, the Container will be properly installed on the property for purposes of storage.

We, therefore, respectfully request the architectural committee application be approved. Please note that all documents in connection to this matter should be forwarded to Global Law Group. Thank you for your time and attention in this matter.

Index

Exhibit 1: Architectural Committee Application, Site Plan, attachments, and fees;
Exhibit 2: Mobile Home Information & Proof of Ownership;
Exhibit 3: Shipping Container Information to be Used as Storage;
Exhibit 4: Installation Plan Showing Permanent Foundation.

Sincerely,



Mario Portugal
Attorney for MGPG I, LLC

EXHIBIT 1

Salton Community Services District

Architectural Committee Building Approval Form

Plan# 3078

Chartered by Chapter 59 of 1985 Codes and Laws – state of CA
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: _____ Disapproved: _____ Date: _____ Expiration Date: _____

Architectural Committee Review Fees:

Existing Building Additions:	\$50.00	Check#	_____
New Construction:	\$50.00	Check#	<u>1061</u>
Sewer Capacity Fee:	\$1000.00	Check#	_____
Sewer Connection Fee:	\$2700.00	Check#	_____ (Deposit)

(Capacity Fee/Connection Fee Payable at time of sewer connection Plan Approval fee and Developer fee due at time of plan submission)
THIS APPROVAL MEETS ALL SCSD CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.

ARCHITECTURAL PLAN REVIEW:

Erick Cervantes: _____ Approved: _____ Disapproved: _____ Date: _____

Israel Gonzales: _____ Approved: _____ Disapproved: _____ Date: _____

John Connelly _____ Approved: _____ Disapproved: _____ Date: _____

Kenneth Perry _____ Approved: _____ Disapproved: _____ Date: _____

Lizabeth Flowers _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: _____ City: _____

Lot# _____ Block# _____ Tract# _____ Zone: _____

APN: _____ Lot Size: _____

Living Area

Dimensions: Width: 12ft Length: 60ft Total Square Feet: 720

Patios

Dimensions: Width: 20ft Length: 28ft Total Square Feet: 560

Carport or Garage

Dimensions: Width: 17ft Length: 69ft Total Square Feet: 1,173

Room Addition

Dimensions: Width: 8ft Length: 40ft Total Square Feet: 320

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: 1981 Expected Date of Delivery: 02/11/2023

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

<u>MP</u>	<u>MGP&I, LLC by Mario Portugal</u>	<u>619 887 4445</u>
Owner's Signature	Owner's Name (Printed)	Daytime Phone Number

Address, City, State, Zip Code

A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval

SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

1

Center line of road

Property line (79.29 ft)

Right of way line

Gate as per code

Front yard SET BACK 68.55 ft

17x69 Parking space

Fence as per code around property

Site yard SET BACK

Property line (148.55 ft)

Building (12x60 ft Mobile home)

Covered deck

Building (storage) (40x8 ft Shipping container)

Site yard SET BACK

Property line (148.55 ft)

Utility line(s)

Rear yard SET BACK 20 ft

Property line (80 ft)

Utility line(s)

2	NAME OF APPLICANT MGPG I, LLC by Mario Portugal	3	APPLICANT PHONE NO 619 887 4445	4	SIZE OF PARCEL 11,330 sq ft
5	PROJECT SITE ADDRESS 2142 Iridescent Avenue, Salton City, CA 92275		6		
			ASSESSORS PARCEL NO. 015-123-007-000		

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

PERMIT APPLICATION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (442) 265-1736

<input type="checkbox"/> BUILDING	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> NEW RESIDENTIAL	<input type="checkbox"/> REMODEL RESIDENTIAL
<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> GRADING	<input type="checkbox"/> NEW COMMERCIAL	<input type="checkbox"/> REMODEL COMMERCIAL
<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> POOL	<input type="checkbox"/> NEW INDUSTRIAL	<input type="checkbox"/> REMODEL INDUSTRIAL
<input type="checkbox"/> PLUMBING	<input type="checkbox"/> SIGN		

COMPLETE ALL NUMBERED SPACES! PLEASE TYPE OR PRINT! READ INSTRUCTIONS ON THE BACK!

1.	PROPERTY OWNERS NAME MGPG I, LLC		EMAIL ADDRESS mgpgillc@gmail.com	
2.	MAILING ADDRESS 3549 Castle Glen Drive 119, San Diego, CA		ZIP CODE 92123	PHONE NUMBER 619 887 4445
3.	PROJECT SITE ADDRESS 2142 Iridescent Avenue, Salton City, 92275		LOCATION 2142 Iridescent Avenue, Salton City, 92275	
4.	ASSESSOR'S PARCEL NO. 015-123-007-000	LEGAL DESCRIPTION Lot 42, Block 04, Track 525		
5.	DESCRIBE INTENDED USE Residential Mobile Home			
6.	DESCRIBE (CLEARLY) THE PROPOSED WORK See the attachment			
7.	ARCHITECT / ENGINEER	LICENSE NO.	EMAIL ADDRESS	
8.	MAILING ADDRESS	ZIP CODE	PHONE NUMBER	
9.	CONTRACTORS NAME MGPG I, LLC by Mario Portugal, Esq	LICENSE NO.	EMAIL ADDRESS info@GlobalLawGroupPC.com	
10.	MAILING ADDRESS 3549 Castle Glen Drive 119, San Diego, CA	ZIP CODE 92123	PHONE NUMBER 858 833 0001	

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of self-insurance for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number:

Policy Number: _____

Carrier: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and Labor Code, I shall forthwith comply with these provision.

11. Date: 02/04/2023 Applicant: MP Mario Portugal

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

VALUATION

35,000.00

ZONE AREA

OCCUPANCY GROUP

CONSTRUCTION TYPE

SMI

BUILDING PERMIT

PLAN CHECK

ELECTRICAL PERMIT

PLUMBING PERMIT

MECHANICAL PERMIT

GENERAL PLAN

ZONE REVIEW

LEGAL SERVICE

ADMINISTRATIVE

FIRE MITIGATION

ADDITIONAL

SHERIFF MITIGATION

OTHER

FEE

\$

12. SIGNATURE OF OWNER

MP

13. SIGNATURE OF CONTRACTOR

MP

DATA

ELECTRICAL APPROVAL

GAS APPROVAL

FINALED

EXPIRED

RECEIPT NO.

DATE ISSUED

APPROVALS REQUIRED

WORKERS' COMPENSATION

PUBLIC WORKS

DATE

SCHOOL FEES

EHS

DATE

ARCHITECT COMMITTEE

FIRE / OES

DATE

REJECTED

RESUBMITTED

APCD / AG

DATE

SPECIAL LAND USE PERMIT

PLANNING

DATE

PERMIT NUMBER

RECEIVED BY:

DATE

APPROVED BY:

DATE

EXHIBIT 2

11/17/22, 11:05 AM

View Application - CASAS



California Department of Housing and Community Development

Codes and Standards Automated System (CASAS)

Select Language

Powered by Google Translate

Welcome, USER NUMBER

Home

Update Profile

Update Password

Logout

Formal Title Search

Unit Search

Identifier LAC1358

Search

Select One	Unit Identifiers	Manufacturer	SITUS Address
<input type="radio"/>	Decal No.: LAC1358 Serial No.: PF3363 HUD Label: CAL220697	Manufactured Date: 07/01/1981 Trade Name: UNIVERSAL Model: 8017 Unit Type: Manufactured Home	2994 S HIGUERA ST SP 13, SAN LUIS OBISPO, CA 93401 (SAN LUIS OBISPO COUNTY)

File No. LAC1358

Pay with Credit Card

Cancel

INVOICE # 1281

DATE 02/03/2023

INVOICE TO

MGP G I.LLC

3546 CASTLE GLEN DR.

119, SAN DIEGO CA 92123

LOCATION OF HOME AT

2142 iridescent Avenue

Salton city ca 92274

THE MOBILE REMODELERS

350 E SAN JACINTO RD # 184

PERRIS CA 92571

951-623-1975

1-PURCHASE MOBILE HOME UNIT

DECAL: LAC1358, SERIAL NUMBER PF3363 ,IS A 12X56

YEAR IS A 1981 \$10,000.00

2- TRANSPORT HOME FROM ADELANTO TO SALTON

SEA \$2,000.00

3-RELEVEL MOBILE HOME UNIT UP TO CODE \$2,000.00

TOTAL \$14,000.00

DEPOSIT \$10,000.00

WHEN THE HOME IS TRNSPORT TO LOCATION

\$2,000.00

AND RELEVEL HOME \$2,000.00

NOTE:STRAIGHT OUT FRONT WALL

Wells Fargo Bank
Transaction Receipt

Branch 309.0000 00 Deposit

Account Number 309.0000 00
City 0000

Cash In \$10,000.00

Cash Current

\$100 \$10,000.00

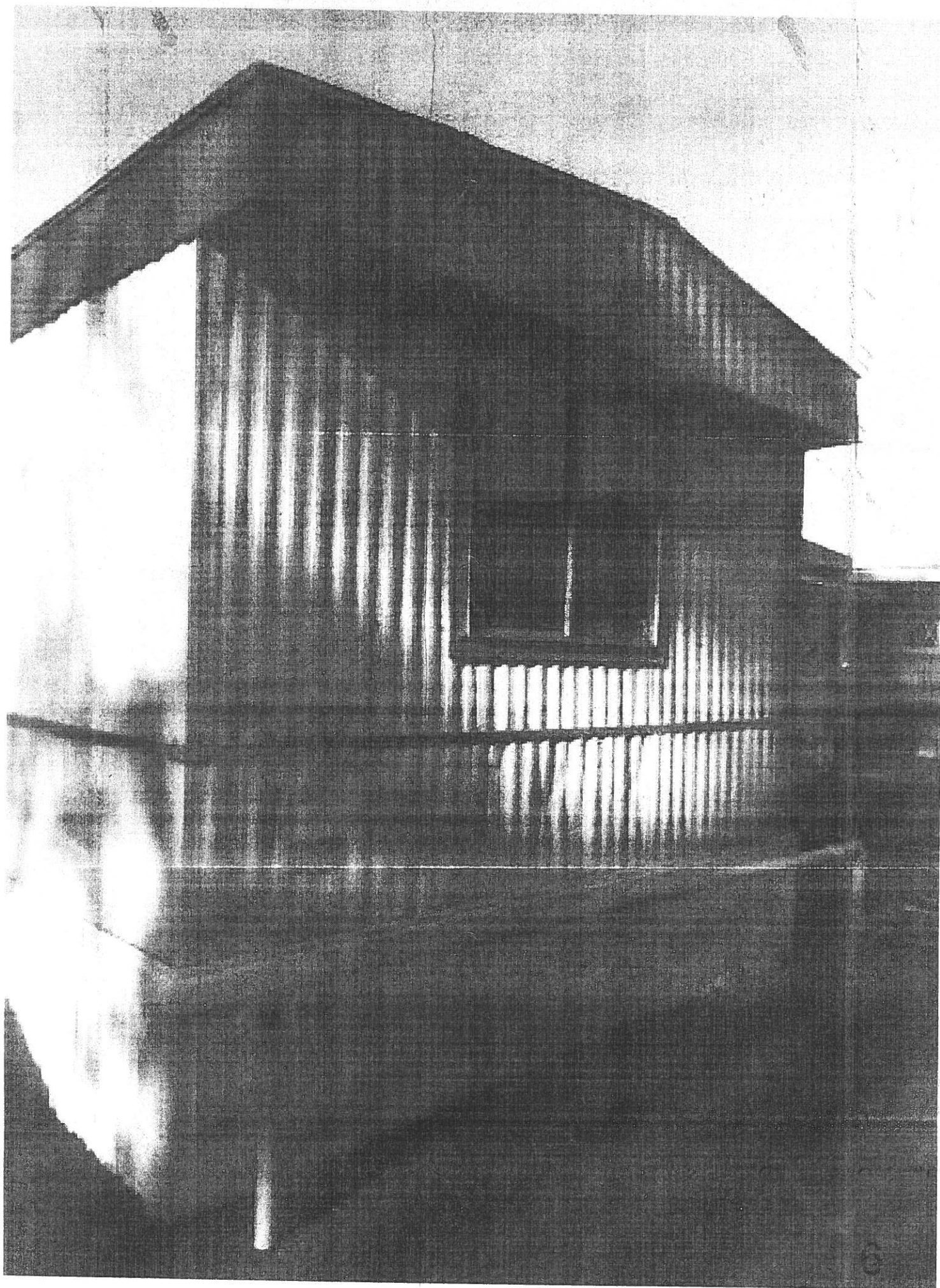
Sub total \$10,000.00

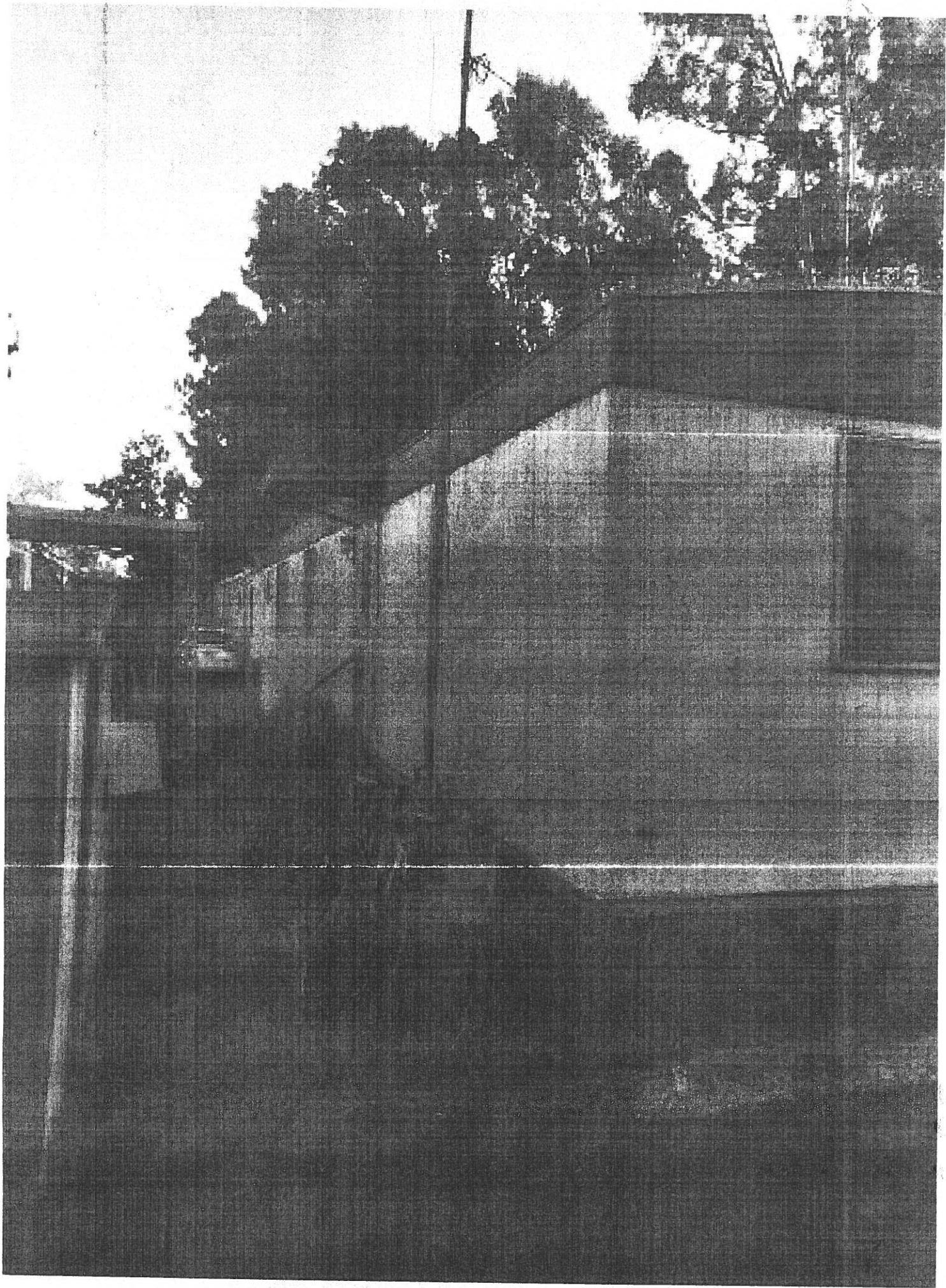
Total Deposit \$10,000.00

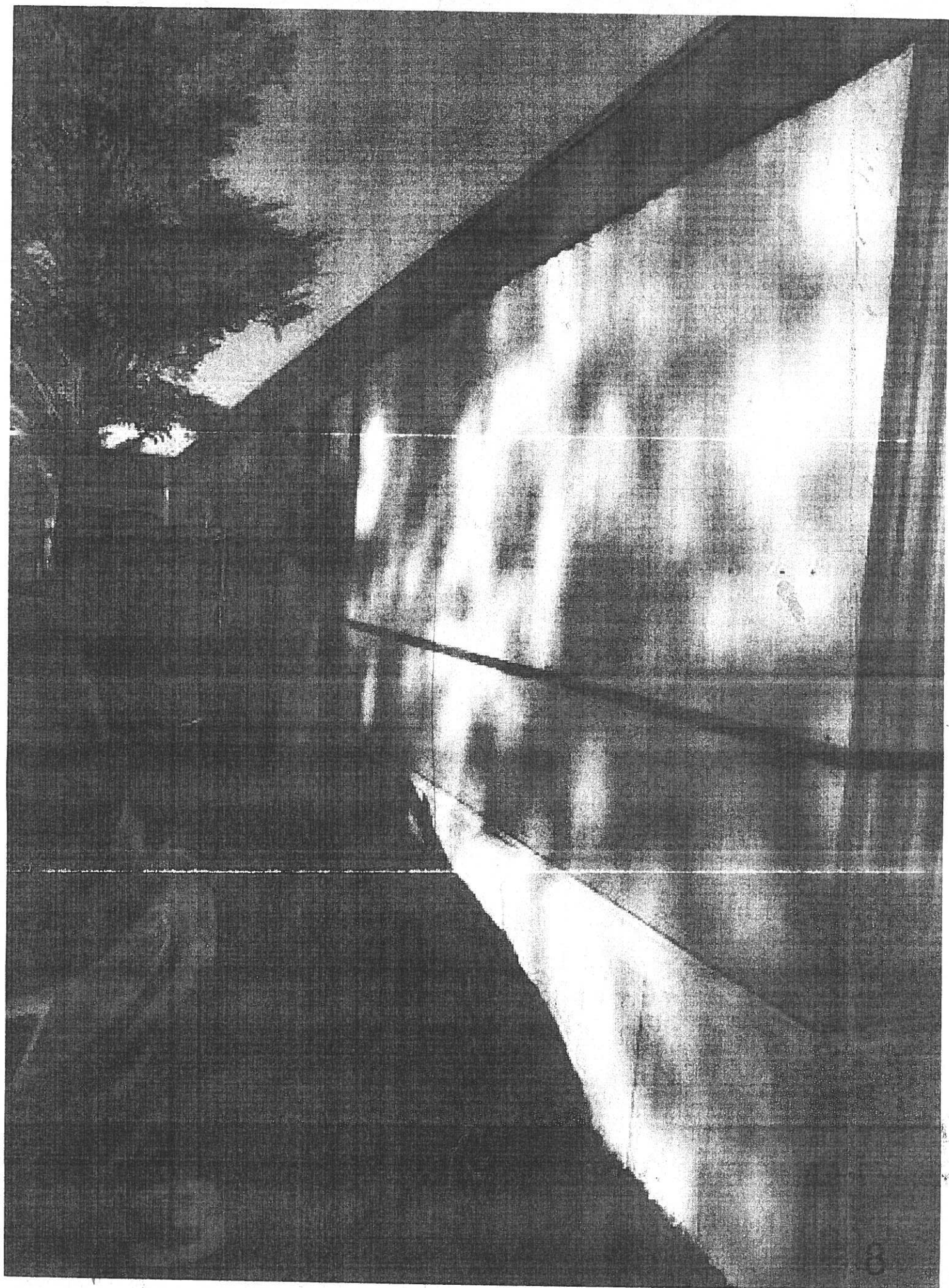
Branch 309.0000 00
City 0000
Account Number 309.0000 00
City 0000

Branch 309.0000 00
City 0000
Account Number 309.0000 00
City 0000

Thank you ROBERTO







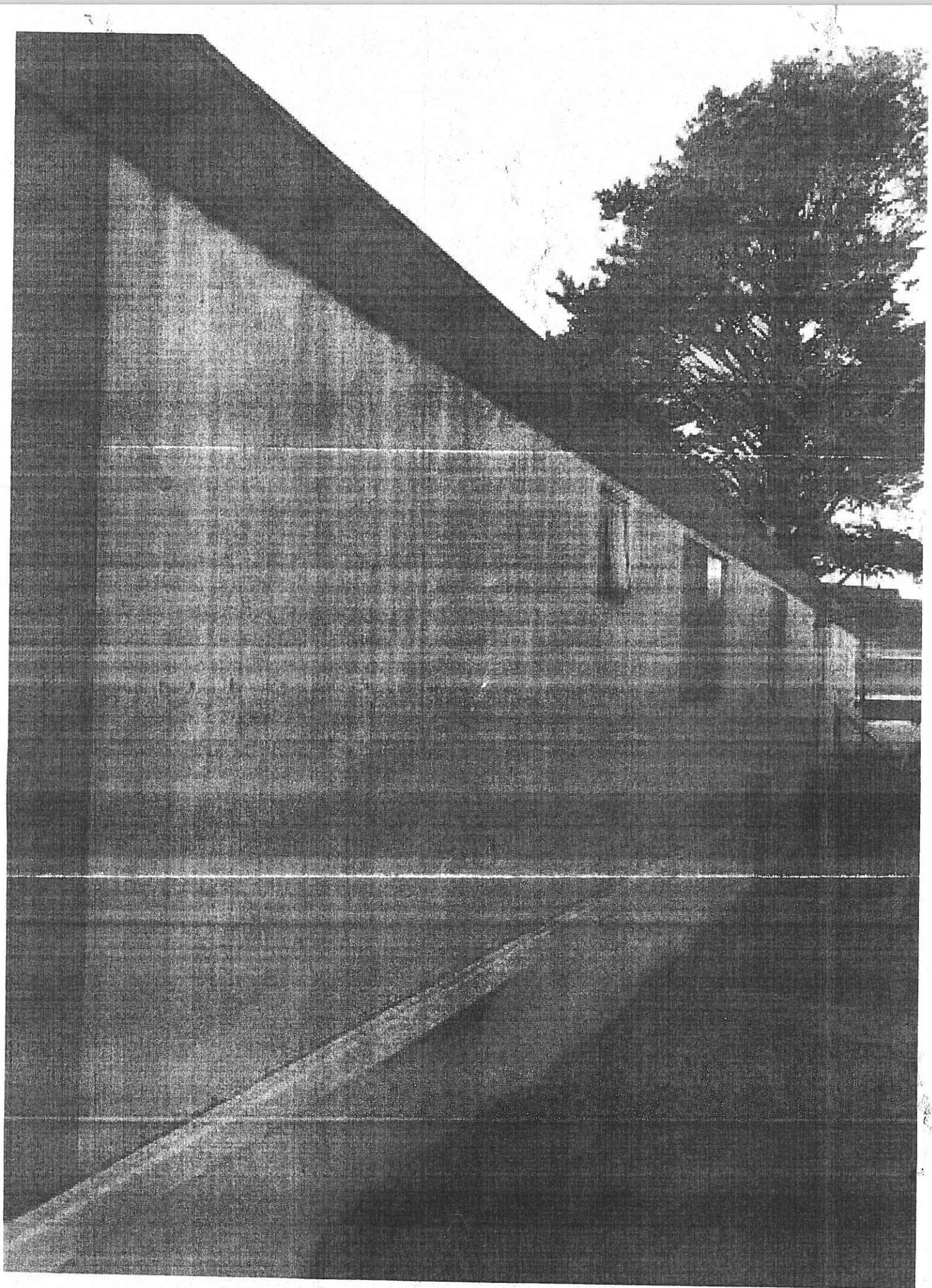


EXHIBIT 3



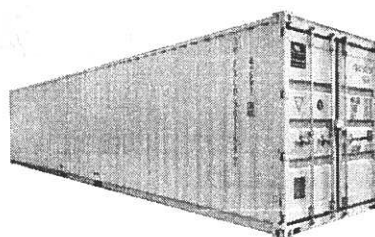
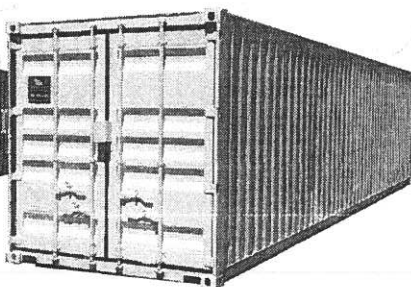
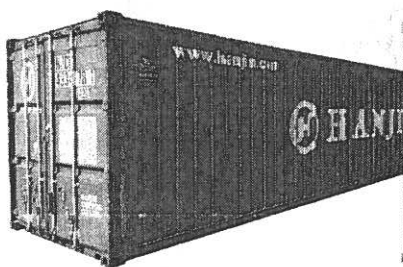
Cargo Doors One End Standard Dry Freight ISO Cargo Container 40'(L) x 8'(W) x 8'6"(H)

CNX-40ST
Cargo Doors One End Standard
40' X 8' 6" Dry Freight ISO Cargo Container

**USED CARGO WORTHY
U40ST**

**RECONDITIONED
R40ST**

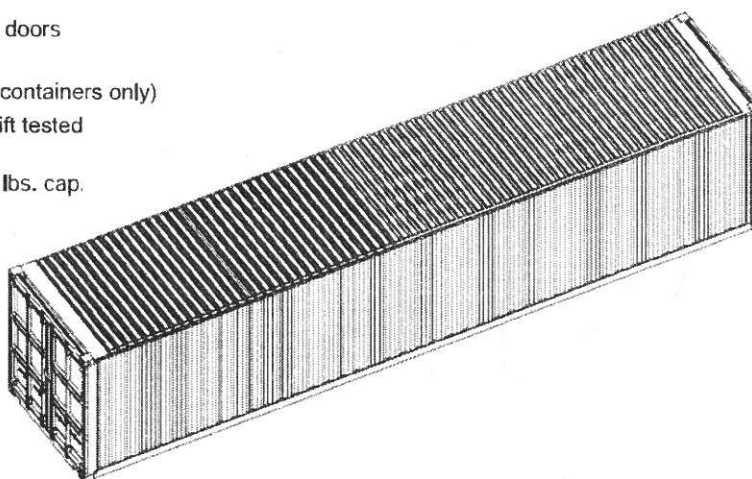
**ONE WAY NEW
N40ST**



PRODUCT FEATURES

STANDARD FEATURES

- Corrugated steel sides, roof, and swing doors on (1) end
- Two-way forklift pockets (one way new containers only)
- 1 1/8" thick marine plywood floors, forklift tested to 16,000 lbs per 44 square inches
- Wall tie down steel lashing rings, 4,000 lbs. cap. each (40 total) tested at 6,000 lbs.
- Corner castings (8 total)



HIO # 338-0120.80

ALL NEW CONTAINERS ARE MANUFACTURED TO THE LATEST ISO STANDARD

CX40ST	LENGTH (+0/-6)		HEIGHT (+0/-5)		WIDTH (+0/-5)		DOOR OPENING (+0/-5)	
	Exterior	Interior	Exterior	Interior	Exterior	Interior	Height	Width
Ft. in.	40' 0"	39' 5 3/4"	8' 6"	7' 10 1/16"	8' 0"	7' 8 1/2"	7' 5 25/32"	7' 8 1/16"
Metric	12,192	12,033	2,591	2,289	2,438	2,350	2,280	2,338
	TARE WEIGHT		PAYLOAD		GROSS WEIGHT		CUBIC CAPACITY	
Lbs.	8,060		59,140		67,200		2,386 Cu. Ft.	
Kgs.	3,655		26,825		30,480		67.6 Cu.M.	

ALL DIMENSIONS AND WEIGHTS ARE NOMINAL AND SUBJECT TO MINOR VARIATIONS THAT MAY OCCUR DURING THE MANUFACTURING PROCESS

ISO 9001

CERTIFIED QUALITY
MANAGEMENT SYSTEM



800 AVENUE H, SAN FRANCISCO, CA 94130-2004 | Phone: 855-878-5233 | Fax: 415-802-1302 | Email: sales@conexwest.com

www.conexwest.com



Limited warranty coverage

The Conexwest Limited Warranty applies to new and used ISO shipping containers purchased from Conexwest. During the Warranty Period, Conexwest will repair, using new or refurbished replacement parts, or replace units or parts of a unit at no charge. The unit must prove defective because of improper material or workmanship, under normal use and maintenance. Unit leakproof guarantee included.

Warranty coverage period

The Warranty Coverage Period for New ISO shipping containers is 10 years from the date of purchase from Conexwest. Unit leakproof guarantee included.

The Warranty Coverage Period for Used Cargo Worthy ISO shipping containers is 5 years from the date of purchase from Conexwest. Unit leakproof guarantee included.

A New replacement unit or part assumes the remaining warranty of the original New unit or 5 years from the date of replacement or repair, whichever is longer.

What does this limited warranty *not* cover?

This Limited Warranty does *not* cover any problem that are caused by:

- Conditions not resulting from defects in material or workmanship
- Malfunctions not resulting from defects in material or workmanship
- Damage not resulting from defects in material or workmanship

What do you have to do?

To obtain warranty service, you must first contact us to determine the problem and the most appropriate solution.

<https://www.conexwest.com/warranty-terms>





Conexwest
800 Avenue H
San Francisco, CA 94130
(855) 878-5233

Quote

Quote date: Aug 12, 2019 12:47 PM
Quote number: 2397724000047768754
Valid until:
Customer PO:

Thank you for choosing Conexwest. We are pleased to provide you the following quote.

CUSTOMER:
MGPG I, LLC

DELIVER TO:
2407 Balsa Ave Thermal CA 92274

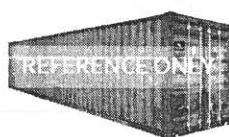
Account name: **MGPG I, LLC**
Contact name: **Mario Portugal**
Phone number: **(714) 400-4866**

Sales rep: **Daria Podorvanova**
Direct number: **(510) 356-2486**

Product details

1. LON 40ft Used Standard Certified Cargo Worthy ISO Container LON40STCW

40ft Used Standard Certified Cargo Worthy ISO Container
40ft x 8ft x 8ft6in (Height)



Quantity	List price	Total	Tax
1	\$ 2,250.00	\$ 2,250.00	\$ 174.38

2. LON Freight LONFRGHT

Slide Off Tilt Bed Delivery

1	\$ 750.00	\$ 750.00	\$ 0.00
---	-----------	-----------	---------

Sub Total (with tax) **\$ 3,174.38**
Adjustment \$ 0.00

Grand Total \$ 3,174.38

Notes:

Estimated delivery date Aug 23, 2019

To accept this proposal please reply to the original email. Conexwest services 28+ US states and Canada.
Thank you for your business, your trust and your confidence. It is our pleasure to work with you.

CONEXWEST SHIPPING CONTAINERS
(855) 878-5233 | conexwest.com

EXHIBIT 4

Model Manufactured Home Installation Standards

2003 Edition

Origin and Development of Model Manufactured Home Installation Standards

This first edition of *Model Manufactured Home Installation Standards* was developed as a result of numerous actions that established themselves in the manufactured housing regulatory climate. First, it should be noted that the previous responsibility for management of the ANSI standard for this subject was with the National Conference of States on Building Codes and Standards (NCSBCS). Their document, NCSBCS A 225.1, 1994 edition, *Manufactured Home Installations*, formed the basis for this edition of *Model Manufactured Home Installation Standards*. Responsibility for the ANSI standard was transferred to NFPA in 2001.

The second area that highlighted need for installation standards was passage of the Manufactured Housing Improvement Act (MHIA) of 2000. Although the MHIA was not implemented until 2001, the act established a broad set of criteria to ensure that changes could be effectively promulgated with respect to the design, construction, and installation of the stock of manufactured homes. A key provision of the MHIA was the need to establish an installation standard that could be utilized by the U.S. Department of Housing and Urban Development (HUD), the ultimate overseer of manufactured homes.

The installation criteria in these standards are widely varied and cover a range of subjects. As written, the Model Manufactured Home Installation Standards are intended to be applied to new installations, regardless of whether they are at new or existing manufactured housing sites. These criteria are intended to be adopted and enforced by the authority having jurisdiction when an alternative state standard does not exist.

In addition to covering the basic administrative features and criteria, provisions are included for site preparation work, foundations, procedures during onsite installation/erection, as well as management of appliances and utility connections. These provisions govern single-section as well as multisection homes and provide requirements for everything from interconnection criteria for multisection homes to anchor provisions to restrict movement from wind loads.

Federal Manufactured Housing Consensus Committee

Dana Roberts, *Chair*
Salem, OR [PO]

Charles Leven, *Vice Chair*
Millbrook, NY [U]

Jack Berger, Camp Hill, PA [U]
Karl Braun, Las Vegas, NV [U]
Susan Brenton, Tempe, AZ [U]
C. Edgar Bryant, Auburn Hills, MI [P]
William Farish, Riverside, CA [P]
Danny Ghorbani, Washington, DC [P]
Earl Gilson, Port Angeles, WA [U]
Douglas Gorman, Tulsa, OK [P]
William Lagano, Clearwater, FL [GI]
Ronald LaMont, Grand Prairie, TX [P]

Jerome McHale, Port Charlotte, FL [U]
Bryan Portz, Cleveland, OH [GI]
Nader Tomasbi, Goshen, IN [P]
Randy Vogt, St. Paul, MN [PO]
Christine Walsh Rogers, Seattle, WA [GI]
Frank Walter, Arlington, VA [P]
Richard Weinert, Sacramento, CA [PO]
Alan Youse, Salem, OR [U]
Michael Zieman, Long Beach, CA [GI]

William Matchneer, Washington, DC, Nonvoting Designated Federal Official

Key to Abbreviations:
GI General Interest
P Producer
PO Public Official
U User

Contents

Chapter 1 Administration	- 4	7.2 Positioning of Home	-18
1.1 Scope	- 4	7.3 Interconnection of Multisection Homes	-18
1.2 Purpose. (Reserved)	- 4	7.4 Crossover Connections for Multisection Manufactured Homes	-18
1.3 Application	- 4	7.5 Anchoring Instructions	-18
1.4 Term Use	- 4	7.6 Installation of On-Site Structures	-19
Chapter 2 Referenced Publications	- 4	7.7 Installation Close-Up/Finishing	-20
2.1 General	- 4	Chapter 8 Optional Features	-24
2.2 NFPA Publications	- 4	8.1 Installation of Optional Features	-24
2.3 Other Publications	- 4	8.2 Hinged Roofs and Eaves	-24
Chapter 3 Definitions	- 5	8.3 Garden and Bay Windows	-24
3.1 General	- 5	8.4 Awnings and Ramadas	-24
3.2 Official Definitions	- 5	8.5 Miscellaneous Lights and Fixtures	-24
3.3 General Definitions	- 5	8.6 Ventilation Options	-25
Chapter 4 General	- 6	8.7 Optional Panels, Siding, and Molding	-25
4.1 Preinstallation Considerations	- 6	8.8 Skirting	-25
4.2 Alterations	- 6	8.9 Telephone and Cable TV	-25
4.3 Installation Considerations	- 6	8.10 Joints and Seams	-26
Chapter 5 Site Preparation	- 6	Chapter 9 Preparation of Appliances	-27
5.1 Access for Transporter	- 6	9.1 Clothes Dryer Vent	-27
5.2 Encroachments and Setback Distances	- 6	9.2 Comfort Cooling Systems	-27
5.3 Fire Separation Distance	- 7	9.3 Fireplace and Wood-Stove Chimneys and Air Inlets	-28
5.4 Issuance of Permits	- 7	9.4 Range, Cooktop, and Oven Venting	-28
5.5 Soil Conditions	- 7	9.5 Flood Hazard Areas	-28
5.6 Removal of Organic Material	- 7	Chapter 10 Utility System Connection and Testing	-29
5.7 Drainage	- 7	10.1 Proper Procedures	-29
5.8 Ground Moisture Control	- 7	10.2 Water Supply	-29
Chapter 6 Foundations	- 8	10.3 Drainage System	-30
6.1 General	- 8	10.4 Gas Supply	-30
6.2 Piers	- 8	10.5 Heating Oil Systems	-31
6.3 Footings	-12	10.6 Electricity	-31
6.4 Permanent Foundations	-16	Chapter 11 Life Safety Features	-32
6.5 Special Considerations	-16	11.1 Smoke Alarms	-32
Chapter 7 Installation Procedures	-18	Index	-33
7.1 Moving Manufactured Home to Location	-18		

NFPA

Model Manufactured Home Installation Standards

2003 Edition

NOTICE: Information on referenced publications can be found in Chapter 2.

Chapter 1 Administration

1.1 Scope. These model standards shall cover the initial installation of manufactured homes wherever sited in the United States and its territories. The manufacturer's installation instructions shall apply under either of the following conditions:

- (1) To items not covered by this standard
- (2) Where the manufacturer's approved installation instructions provide a specific method of performing a specific operation or assembly

1.2 Purpose. (Reserved)

1.3 Application. The provisions of this standard shall apply to manufactured homes used as dwelling units. This standard makes no provisions for other residential occupancies.

1.3.1 This standard shall not apply to manufactured homes used for other than dwelling purposes.

1.3.2 The provisions of this standard shall not apply to recreational vehicles as defined in NFPA 1192-02, *Standard on Recreational Vehicles*, or to park trailers as defined in ANSI A119.5-98, *Recreational Park Trailers*.

1.3.3 The provisions of this standard shall apply to park trailers labeled as manufactured homes.

1.3.4 The manufactured homes covered by this standard shall comply with the U.S. Department of Housing and Urban Development (HUD) federal Manufactured Home Construction and Safety Standards (MHCSS) Program, as set forth in 24 CFR 3280, *Manufactured Home Construction and Safety Standards*, and 24 CFR 3282, *Manufactured Home Procedural and Enforcement Regulations*.

1.3.5 This standard is designed to be adopted by authorities having jurisdiction who have responsibility for the safety and health of manufactured home users.

1.3.6 Installation of Manufactured Homes in Flood Hazard Areas.

1.3.6.1 Definitions. Terms used in this section shall be as defined in 44 CFR 59.1 of the National Flood Insurance Program (NFIP) regulations.

1.3.6.2 Applicability. The requirements of this section shall apply to the initial installation of manufactured homes located wholly or partly within the flood hazard area.

1.3.6.3 Preinstallation Considerations. Prior to the initial installation of a manufactured home, it shall be determined whether the home site lies wholly or partly within a special flood hazard area as shown on the authority having jurisdiction's (AHJ's) Flood Insurance Rate Map, Flood Boundary and Floodway Map, or Flood Hazard Boundary Map. If so,

located, the map and supporting studies adopted by the jurisdiction shall be referenced to determine the flood hazard zone and base flood evaluation at the site. Permits shall be required in accordance with 44 CFR 60.3(a)(1) or 44 CFR 60.3(b)(1) and the AHJ.

1.3.6.4 General Elevation and Foundation Requirements.

1.3.6.4.1 Methods and Practices. Manufactured homes located wholly or partly within special flood hazard areas shall be installed using methods and practices that minimize flood damage during the base flood, in accordance with the AHJ, 44 CFR 60.3(a) through (e), as applicable, and other provisions of 44 CFR referenced by those paragraphs.

1.3.6.5 Related NFIP Guidance. See FEMA 85-85, *Manufactured Home Installation in Flood Hazard Areas*.

1.4 Term Use. The term *manufactured home* where used in this document shall be permitted to be used interchangeably with *home*.

Chapter 2 Referenced Publications

2.1 General. The documents or portions thereof listed in this chapter are referenced within this standard and shall be considered part of the requirements of this document.

2.2 NFPA Publications. National Fire Protection Association, 1 Batterymarch Park, P. O. Box 9101, Quincy, MA 02269-9101.

NFPA 255, *Standard Method of Test of Surface Burning Characteristics of Building Materials*, 2000 edition.

NFPA 501, *Standard on Manufactured Housing*, 2003 edition.

NFPA 501A, *Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities*, 2003 edition.

NFPA 1192, *Standard on Recreational Vehicles*, 2002 edition.

2.3 Other Publications.

2.3.1 ANSI Publication. American National Standards Institute, Inc., 11 West 42nd Street, 13th floor, New York, NY 10036.

ANSI A119.5, *Recreational Park Trailers*, 1998.

2.3.2 ASTM Publications. American Society for Testing and Materials, 100 Barr Harbor Drive, West Conshohocken, PA 19428-2959.

ASTM C 90, *Standard Specification for Loadbearing Concrete Masonry Units*, 2002.

ASTM D 3953, *Standard Specification for Strapping, Flat Steel and Seals*, 1997.

2.3.3 AWWA Publications. American Wood-Preservers' Association, P.O. Box 5690, Granbury, TX 76049.

AWPA C2, *Standard for the Preservative Treatment of Lumber, Timber, Bridge Ties and Mine Ties, by Pressure Processes*, 2001.

AWPA C9, *Plywood — Preservative Treatment by Pressure Processes*, 2000.

2.3.4 U.S. Government Publications. U.S. Government Printing Office, Washington, DC 20402.

FEMA 85, *Manufactured Home Installation in Flood Hazard Areas*, 1985.

Title 24, Code of Federal Regulations, Part 3280, *Manufactured Home Construction and Safety Standards*.

Title 24, Code of Federal Regulations, Part 3282, *Manufactured Home Procedural and Enforcement Regulations*.

Chapter 3 Definitions

3.1 General. The definitions contained in this chapter shall apply to the terms used in this standard. Where terms are not included, common usage of the terms shall apply.

3.2 Official Definitions.

3.2.1 Approved. Acceptable to the authority having jurisdiction.

3.2.2 Authority Having Jurisdiction (AHJ). The state, organization, office, or individual assigned responsibility by the Department, as applicable, for approving equipment, materials, an installation, or a procedure.

3.2.3 Labeled. Equipment or materials to which has been attached a label, symbol, or other identifying mark of an organization that is acceptable to the authority having jurisdiction and concerned with product evaluation, that maintains periodic inspection of production of labeled equipment or materials, and by whose labeling the manufacturer indicates compliance with appropriate standards or performance in a specified manner.

3.2.4 Listed. Equipment, materials, or services included in a list published by an organization that is acceptable to the authority having jurisdiction and concerned with evaluation of products or services, that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services, and whose listing states that either the equipment, material, or service meets appropriate designated standards or has been tested and found suitable for a specified purpose.

3.2.5 Shall. Indicates a mandatory requirement.

3.2.6 Should. Indicates a recommendation or that which is advised but not required.

3.2.7 Standard. A document, the main text of which contains only mandatory provisions using the word "shall" to indicate requirements and which is in a form generally suitable for mandatory reference by another standard or code or for adoption into law. Nonmandatory provisions shall be located in an appendix or annex, footnote, or fine-print note and are not to be considered a part of the requirements of a standard.

3.3 General Definitions.

3.3.1 Anchor. A device placed at the manufactured home site designed to transfer home anchoring loads to the ground.

3.3.2 Anchoring Equipment. Ties, straps, cables, turnbuckles, chains, and other approved components, including tensioning devices, that are used to secure a manufactured home to anchors.

3.3.3 Anchoring System. A combination of anchoring equipment and anchors that will, when properly designed and installed, resist the uplift, overturning, and lateral forces on the manufactured home.

3.3.4 Base Flood. The flood having a 1 percent chance of being equaled or exceeded in any given year.

3.3.5 Base Flood Elevation (BFE). The elevation of the base flood, including wave height, relative to the datum specified on a jurisdiction's flood hazard map.

3.3.6 Crossovers. Utility connections in multisection homes that are located where the sections are joined. Crossover connections include heat ducting, electrical circuits, water pipes, drain plumbing, and gas lines.

3.3.7 Design Flood. The greater of either (1) the base flood or (2) the flood so designated by the jurisdiction as its regulatory flood, with a 1 percent chance, or less, of being equaled or exceeded in any given year.

3.3.8 Design Flood Elevation (DFE). The elevation of the design flood, including wave height, relative to the datum specified on a jurisdiction's flood hazard map.

3.3.9 Flood Hazard Area. The greater of either (1) the special flood hazard area shown on the flood insurance rate map or (2) the area subject to flooding during the design flood and shown on a jurisdiction's flood hazard map, or otherwise legally designated.

3.3.10 Flood Hazard Map. A map delineating the flood hazard area and adopted by a jurisdiction.

3.3.11 Footing. That portion of the support system that transmits loads directly to the soil.

3.3.12 Installation. Assembly, at the site of occupancy, of all portions of the manufactured home, connection of the home to utility connections, and installation of support and anchoring systems.

3.3.13 Installation Alteration. The addition, modification, or removal of any components of the required ground support or anchoring systems.

3.3.14 Installation Instructions. Instructions provided by the manufacturer that accompany each manufactured home and detail the manufacturer's requirements for ground support, anchoring systems, and other work completed on site.

3.3.15 Lowest Floor. The floor of the lowest enclosed area of a manufactured home. An unfinished or flood resistant enclosure, used solely for vehicle parking, home access or limited storage, shall not be considered the lowest floor, provided the enclosed area is not constructed so as to render the home in violation of the flood-related provisions of this standard.

3.3.16 Manufactured Home. A structure, transportable in one or more sections, which, in the traveling mode, is 8 body-ft (2.4 m) or more in width or 40 body-ft (12.2 m) or more in length or, when erected on site, is 320 ft² (29.7 m²) or more and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes plumbing, heating, air-conditioning, and electrical systems contained therein; except that such terms shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the regulatory agency. Calculations used to determine the number of square feet in a structure are based on the structure's exterior dimensions, measured at the largest horizontal projections when erected on site. These dimensions include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows.

3.3.17 Manufactured Home Accessory Building or Structure. A building or structure that is an addition to or supplements the facilities provided by a manufactured home.

3.3.18 Manufactured Home Gas Supply. A listed connector designed for connecting the manufactured home to the gas supply source.

3.3.19 Manufactured Home Site. A designated parcel of land designed for the accommodation of one manufactured home, its accessory buildings or structures, and accessory equipment, for the exclusive use of the occupants of the home.

3.3.20 Pier. That portion of the support system between the footing and the manufactured home, exclusive of shims. Types of piers include, but are not limited to, the following: (1) manufactured steel stands; (2) pressure-treated wood; (3) manufactured concrete stands; and (4) concrete blocks.

3.3.21 Ramada. Any freestanding roof or shade structure, installed or erected above a manufactured home or any portion thereof.

3.3.22 Skirting. A weather-resistant material used to enclose the space from the bottom of the manufactured home to grade.

3.3.23 Stabilizing Devices. All components of the anchoring and support systems, such as piers, footings, ties, anchoring equipment, anchors, or any other materials and methods of construction, that support and secure the manufactured home to the ground.

3.3.24 Structure. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

3.3.25 Substantial Damage. For manufactured homes, including support and anchoring systems, located wholly or partly within the flood hazard areas, damage of any origin whereby the cost of restoring the manufactured home, including support and anchoring systems, to its predamage condition would equal or exceed 50 percent of the market value of the manufactured homes, including support and anchoring systems.

3.3.26 Substantial Improvement. For manufactured homes, including support and anchoring systems located wholly or partly within the flood hazard area: (1) any repair, addition, reconstruction, rehabilitation or improvement of the manufactured home, including support and anchoring systems, the cost of which equals or exceeds 50 percent of the market value of the manufactured homes, including support and anchoring systems; (2) if a manufactured home, including support and anchoring systems, has sustained substantial damage, any repairs or reconstruction regardless of the actual work performed. Substantial improvement shall not include any project or improvement of a manufactured home required to correct existing health, sanitary, or safety code violations identified by the AHJ, and that are the minimum necessary to assure safe living conditions.

3.3.27 Support System. Pilings, columns, footings, piers, foundation walls, shims, and any combination thereof that, when properly installed, support the manufactured home.

3.3.28 Tie. See 3.3.2, Anchoring Equipment.

3.3.28.1 Diagonal Tie. A tie intended to resist horizontal or shear forces and to resist vertical, uplift, and overturning forces.

3.3.28.2 Vertical Tie. A tie intended to resist uplifting and overturning forces.

3.3.29 Utility Connection. The connection of the manufactured home to existing utilities that include, but are not limited to, electricity, water, sewer, gas, or fuel oil.

Chapter 4 General

4.1 Preinstallation Considerations.

4.1.1 Prior to location or relocation of a manufactured home, the authority having jurisdiction shall be contacted for installation and permitting requirements.

4.1.2 Flood Hazard Areas. For manufactured homes installed on a manufactured home site located wholly or partly in a flood hazard area, a lowest level inspection and certification of the elevation of the floor shall be required.

4.2 Alterations. Prior to alteration of a home installation, the authority having jurisdiction shall be contacted to determine if plan approval and permits are required.

4.3 Installation Considerations. The items listed in 4.3.1 through 4.3.4.2 shall be reviewed prior to installing the manufactured home.

4.3.1 Floor Plan. The floor plan of the home shall be approved and shall include information regarding minimum pier capacities for mating line pier (mandatory design perimeter piling), pertinent electrical information, and detailed structural requirements required by 24 CFR Part 3280.

4.3.2 Utility Schematics.

4.3.2.1 The utility schematics shall be approved and shall show the configuration of the different utility systems in the home (water, drain, and gas).

4.3.2.2 The drain schematic shall indicate any portion of the drain system that requires site installation for final assembly.

4.3.2.3 Field assembly shall be necessary for any "shipped loose" system parts.

4.3.3 Home Installation Manual Supplements. Supplemental pages shall be permitted to be included with the home, outlining special features in the home that are not covered or that differ from this document.

4.3.4 Design Zone Maps.

4.3.4.1 The design zone maps shall be those identified in 24 CFR Part 3280.

4.3.4.2 The design zone maps and the information on the data plate shall be reviewed to determine if the home site is within acceptable boundaries.

Chapter 5 Site Preparation

5.1 Access for Transporter. Before attempting to move a home, it shall be ensured that the transportation equipment and home can be routed to the installation site and that all special transportation permits required by the state, county, or municipality have been obtained.

5.2 Encroachments and Setback Distances. Local laws regarding encroachments in streets, yards, and courts shall be

obeyed, and permissible setback distances from property lines and public roads shall be met.

5.3 Fire Separation Distance. Fire separation distances shall be in accordance with the more stringent requirements of the AHJ or Chapter 6 of NFPA 501A-03.

5.4 Issuance of Permits. All necessary local permits shall be obtained and all fees shall be paid.

5.5 Soil Conditions.

5.5.1 Requirements. To help prevent settling or sagging, the home shall be sited on firm, undisturbed soil or fill compacted to at least 90 percent of its maximum relative density.

5.5.2 Bearing Capacity.

5.5.2.1 The bearing capacity of the soil shall be determined in accordance with 5.5.3 before the foundation is designed.

5.5.2.2 If the soil capacity cannot be determined by either local soil records or by tests as specified in 5.5.3, but its type can be identified, the foundation bearing pressures shown in Table 5.5.2.2 shall be permitted to be used.

Table 5.5.2.2 Soil Bearing Capacities

General Description of Soils	
Soil Type Based on the Unified Classification System	Allowable Pressure (psf)*
Rock or hard pan	4000 and up
Sandy gravel and gravel	2000
Sand, silty sand, clayey sand, silty gravel, or clayey gravel	1500
Clay, sandy clay, silty clay, or clayey silt	1000
Uncommitted fill (types of soil not listed)	Special analysis required
Peat or organic clays	Special analysis required

Note: This table is to be used only when none of the following is available:

1. Soil testing investigation and analysis of the site
2. Compliance with the local building code
3. Competent opinion by a local engineer or building official

*No allowances made for overburden pressure, embedment depth, water table height settlement problems.

5.5.2.3 If the bearing capacity of the soil cannot be identified, 7.5.2.4.1 and Table 5.5.2.2 shall be used unless the soil appears to be composed of peat, organic clays, or uncompacted fill or appears to have unusual conditions.

5.5.2.4 If the soil appears to be composed of peat, organic clays, or uncompacted fill or appears to have unusual conditions, a registered professional geologist, a registered professional engineer, or an architect shall be consulted.

5.5.3 Soil-Bearing Testing Methods and Equipment. A pocket penetrometer or any other method acceptable to the authority having jurisdiction shall be permitted to be used.

5.6 Removal of Organic Material. Removal of all decayable material, such as grass, roots, twigs, and wood scraps, from beneath the home is required in areas where footings are to be placed, to minimize settling of footings and insect damage.

5.7 Drainage.

5.7.1 Purpose. Drainage shall be provided that prevents water build-up under the home, shifting or settling of the foundation, dampness in the home, damage to siding and bottom board, buckling of walls and floors, and problems with the operation of doors and windows.

5.7.2 Elimination of Depressions.

5.7.2.1 Drainage.

5.7.2.1.1 The home site shall be graded to permit water to drain from under the home. (See Figure 5.7.2.1.1.)

5.7.2.1.2 All drainage shall be diverted away from the home.

5.7.2.2 Sloped Site Considerations. Sloped sites shall be protected from surface runoff from the surrounding area.

5.7.3 Drainage Structures. Ditches and culverts shall be permitted to be used to drain surface runoff and to be included in the overall site preparation.

5.7.4 Gutters and Downspouts. When gutters and downspouts are installed, the runoff shall be directed away from the home.

5.8 Ground Moisture Control.

5.8.1 Vapor Retarder. If the space under the home is to be enclosed with skirting or other material, a vapor retarder that keeps ground moisture out of the home shall be installed except in arid regions with dry soil conditions or where approved by the authority having jurisdiction.

5.8.2 Acceptable Types of Ground Cover. A minimum of 6-mil (0.15 mm) polyethylene sheeting or its equivalent shall be used.

5.8.3 Proper Installation.

5.8.3.1 When the entire area under the home is required to be covered with the sheeting as noted in 5.8.1, it shall be overlapped at least 12 in. (305 mm) at all joints.

5.8.3.2 Where soil and frost conditions permit placement of footings at grade level, the sheeting shall be placed directly beneath the footings.

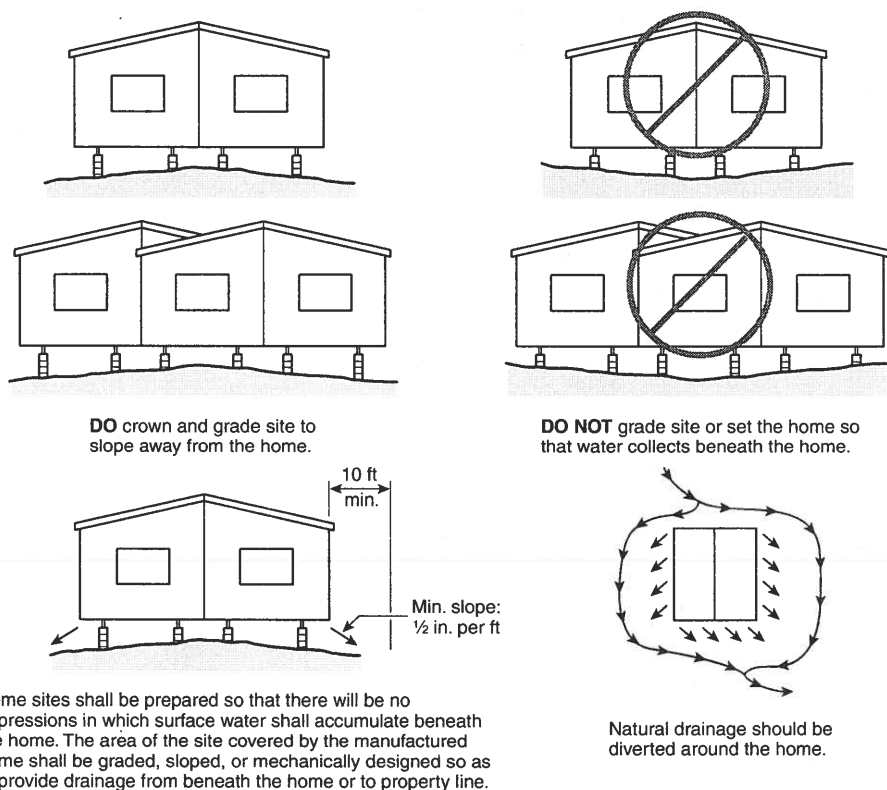


FIGURE 5.7.2.1.1 Grading B Drainage.

Chapter 6 Foundations

6.1 General.

6.1.1 Foundations for manufactured home installations shall be constructed in accordance with Chapter 6.

6.1.2 Installations proposing different detailed specifications other than provided in Chapter 6 (such as block size or loads) shall be verified by engineering data.

6.1.3 Details, plans, and/or test data shall be submitted to the authority having jurisdiction for approval.

6.1.4 Alternative foundation systems or designs, when approved by the AHJ, shall be permitted by 6.1.4.1 or 6.1.4.2.

6.1.4.1 Systems or designs shall be manufactured in accordance with their listings by a nationally recognized testing agency based on a nationally recognized testing protocol.

6.1.4.2 Systems or designs shall be prepared by a registered professional engineer or architect.

6.1.5 Flood Hazard Areas. In flood hazard areas, the piers, anchoring, and support systems shall be capable of resisting loads associated with design flood and wind events.

6.2 Piers.

6.2.1 General. The piers used shall be capable of transmitting the vertical live and dead loads to the foundation below.

6.2.2 Acceptable Piers — Materials Specification.

6.2.2.1 Piers shall be permitted to be concrete blocks, pressure-treated wood having 0.60 pcf (94 N/m³) retention in accordance with AWPAC9-00, *Plywood — Preservative Treatment by Pressure Processes*, or adjustable metal or concrete piers as shown in 6.2.3.2.1.

6.2.2.2 Manufactured piers shall be listed or labeled for the required load capacity.

6.2.3 Design Requirements.

6.2.3.1 Load-Bearing Capacity.

6.2.3.1.1 The load that each pier must carry shall depend on such factors as the dimensions of the home, the roof live load, the spacing of the piers, and the way the piers are used to support the home.

6.2.3.1.2 Center beam/marriage wall blocking shall be required for multisection homes.

6.2.3.1.3 Pier Loads.

6.2.3.1.3.1 Table 6.2.3.1.3.1(a), Table 6.2.3.1.3.1(b), and Table 6.2.3.1.3.1(c) for pier loads shall be used when the manufacturer's installation instructions are not available.

Table 6.2.3.1.3.1(a) Pier Spacing without Frame Blocking

Pier Spacing	Roof Live Load (psf)	Location	Load (lb)	Typical 16 in. × 16 in. Concrete Footing Pyramids Soils Bearing Capacity					
				1000 psf	1500 psf	2000 psf	2500 psf	3000 psf	4000 psf
4 ft 0 in.	20	Frame	2900	2	2	1	1	1	1
	30	Frame	3300	2	2	1	1	1	1
	40	Frame	3600	2	2	1	1	1	1
6 ft 0 in.	20	Frame	4200	3	2	2	1	1	1
	30	Frame	4700	3	2	2	1	1	1
	40	Frame	5200	3	2	2	1	1	1
8 ft 0 in.	20	Frame	5500	1	1	1	1	1	1
	30	Frame	6200	2	1	1	1	1	1
	40	Frame	6900	2	2	1	1	1	1
10 ft 0 in.	20	Frame	6800	4	3	3	1	1	1
	30	Frame	7600	6	4	3	2	2	2
	40	Frame	8500	6	4	3	2	2	2

Notes:

1. Frame blocking only; perimeter support is not required except at openings.

2. Refer to Figure 6.3.3 for footing pyramids layout or to Table 6.3.3(a) for poured footing design.

Table 6.2.3.1.3.1(b) Pier Spacing with Pier Blocking

Maximum Pier Spacing	Roof Live Loads (psf)	Location	Load (lb)	Typical 16 in. × 16 in. Concrete Footing Pyramids Soils Bearing Capacity					
				1000 psf	1500 psf	2000 psf	2500 psf	3000 psf	4000 psf
4 ft 0 in.	20	Frame	1400	1	1	1	1	1	1
		Perimeter	1900	2	1	1	1	1	1
		Marriage	3200	2	2	1	1	1	1
	30	Frame	1400	1	1	1	1	1	1
		Perimeter	2300	2	1	1	—	—	1
		Marriage	3800	3	2	2	1	1	1
	40	Frame	1400	1	1	1	1	1	1
		Perimeter	2600	2	2	1	1	1	1
		Marriage	4400	3	2	2	1	1	1
6 ft 0 in.	20	Frame	1900	2	1	1	1	1	1
		Perimeter	2700	2	2	1	1	1	1
		Marriage	4700	3	2	2	2	2	1
	30	Frame	1900	2	1	1	1	1	1
		Perimeter	3200	3	2	2	1	1	1
		Marriage	5600	4	3	2	2	2	1
	40	Frame	1900	2	1	1	1	1	1
		Perimeter	3700	3	2	2	1	1	1
		Marriage	6500	4	3	2	2	2	2

Table 6.2.3.1.3.1(b) *Continued*

Maximum Pier Spacing	Roof Live Loads (psf)	Location	Load(lb)	Typical 16 in. × 16 in. Concrete Footing Pyramids Soils Bearing Capacity					
				1000 psf	1500 psf	2000 psf	2500 psf	3000 psf	4000 psf
8 ft 0 in.	20	Frame	2400	2	1	1	1	1	1
		Perimeter	3500	2	2	1	1	1	1
		Marriage	6100	4	3	2	2	2	1
	30	Frame	2400	2	1	1	1	1	1
		Perimeter	4200	2	2	2	2	2	1
		Marriage	7300	6	5	3	2	2	2
		Frame	2400	2	1	1			1
	40	Perimeter	4800	3	2	2	2	2	1
		Marriage	8500	6	4	3	2	2	2
10 ft 0 in.	20	Frame	2900	2	2	1	1	1	1
		Perimeter	4300	3	2	2	1	1	1
		Marriage	7600	6	4	3	2	2	2
	30	Frame	2900	2	2	1	1	1	1
		Perimeter	5100	3	3	2	2	2	1
		Marriage	9100	6	5	3	3	3	2
		Frame	2900	2	2	1	1	1	1
	40	Perimeter	6000	4	3	2	2	2	1
		Marriage	10,600	6	4	3	2	2	2

Notes:

1. Frame plus perimeter blocking; perimeter blocking required.

2. Refer to Figure 6.3.3 for footing pyramids layout or to Table 6.3.3(a) for poured footing design.

6.2.3.1.3.2 Manufactured piers shall be rated at least to the loads given in Table 6.2.3.1.3.1 (a), Table 6.2.3.1.3.1 (b), Table 6.2.3.1.3.1 (c), and locally constructed piers shall be designed to transmit these loads safely as required by 6.2.3.2.

6.2.3.2 Configuration.**6.2.3.2.1 Concrete Blocks.**

6.2.3.2.1.1 Concrete block piers shall be installed in accordance with Figure 6.2.3.2.1.1 (a) and Figure 6.2.3.2.1.1 (b).

6.2.3.2.1.2 Load-bearing (not decorative) concrete blocks shall have nominal dimensions of at least 8 in. × 8 in. × 16 in. (205 mm × 205 mm × 410 mm).

6.2.3.2.1.3 The concrete blocks shall be stacked with their hollow cells aligned vertically.

6.2.3.2.1.4 When piers are constructed of blocks stacked side by side, each layer shall be at right angles to the preceding one, as shown in Figure 6.2.3.2.1.1 (a) and Figure 6.2.3.2.1.1 (b).

6.2.3.2.2 Caps.

6.2.3.2.2.1 Structural loads shall be evenly distributed across capped hollow block piers, as shown in Figure 6.2.3.2.1.1 (a) and Figure 6.2.3.2.1.1 (b).

6.2.3.2.2.2 Caps shall be of solid masonry of at least 4 in. (100 mm) nominal thickness, or of dimensional lumber at least 2 in. (50 mm) nominal thickness, or of steel.

6.2.3.2.2.3 All caps shall be of the same length and width as the piers on which they rest.

6.2.3.2.3 Gaps.

6.2.3.2.3.1 Nominal 4 in. × 6 in. (100 mm × 150 mm) shims shall be used to level the home and fill any gaps between the base of the I-beam and the top of the pier cap.

6.2.3.2.3.2 Shims shall be used in pairs as shown in Figure 6.2.3.2.1.1 (a) and Figure 6.2.3.2.1.1 (b), and shims shall be driven in tightly so that they do not occupy more than 1 in. (25 mm) of vertical space.

6.2.3.2.3.3 Wood plates no thicker than 2 in. (50 mm) shall be used to fill in any remaining vertical gaps.

6.2.3.2.4 Pier Heights. Manufactured pier heights shall be selected so that the adjustable risers do not extend more than 2 in. (50 mm) when finally positioned.

6.2.3.3 Clearance under Homes.

6.2.3.3.1 A minimum clearance of 12 in. (305 mm) shall be maintained beneath the lowest member of the main frame (I-beam or channel beam) in the area of utility connections.

6.2.3.3.2 No more than 25 percent of the lowest member of the main frame of the home shall be less than 12 in. (305 mm) above grade.

Table 6.2.3.1.3.1(c) Ridge Beam Span Footing Capacity

Mating Wall Opening (ft)	Roof Live Load (psf)	Load	Typical 16 in. × 16 in. Concrete Footing Pyramids Soils Bearing Capacity					
			1000 psf	1500 psf	2000 psf	2500 psf	3000 psf	4000 psf
5	20	1200	1	1	1	1	1	1
	30	1600	1	1	1	1	1	1
	40	1900	2	1	1	1	1	1
10	20	2300	2	1	1	1	1	1
	30	3100	2	2	1	1	1	1
	40	3800	3	2	2	1	1	1
15	20	3500	2	2	1	1	1	1
	30	4700	3	2	2	2	1	1
	40	5800	4	3	2	2	1	1
20	20	4700	3	2	2	2	1	1
	30	6200	4	3	2	2	1	1
	40	7500	6	3	3	2	2	2
25	20	5800	4	3	2	2	1	1
	30	7800	6	4	3	2	2	2
	40	9700	6	4	3	3	2	2
30	20	7000	4	3	2	2	1	1
	30	9300	6	4	3	3	2	2
	40	11,600	8	6	4	3	2	2
35	20	8100	6	4	3	2	2	2
	30	10,900	8	6	4	3	2	2
	40	13,600	8	6	4	4	2	2

Note: Refer to Figure 6.3.3 for footing pyramids layout or to Table 6.3.3(a) for poured footing design.

6.2.4 Design Procedures.

6.2.4.1 Piers Less Than 36 in. (915 mm) High.

6.2.4.1.1 Piers less than 36 in. (915 mm) high shall be permitted to be constructed of single, open, or closed-cell concrete blocks, 8 in. × 8 in. × 16 in. (205 mm × 205 mm × 410 mm).

6.2.4.1.2 The piers shall be installed so that the long sides are at right angles to the supported I-beam, as shown in Figure 6.2.3.2.1.1(a) and Figure 6.2.3.2.1.1(b).

6.2.4.1.3 Open cells shall be positioned at right angles to the footers.

6.2.4.1.4 Horizontal offsets shall not exceed ½ in. (13 mm) top to bottom.

6.2.4.1.5 Mortar shall not normally be required.

6.2.4.1.6 Manufactured piers shall be listed and labeled.

6.2.4.2 Piers 36 in. (915 mm) to 80 in. (2030 mm) High and Corner Piers. All piers between 36 in. (915 mm) and 80 in. (2030 mm) high and all corner piers over three blocks high

shall be constructed out of double, interlocked concrete blocks as shown in Figure 6.2.3.2.1.1(a) and in Figure 6.2.3.2.1.1(b).

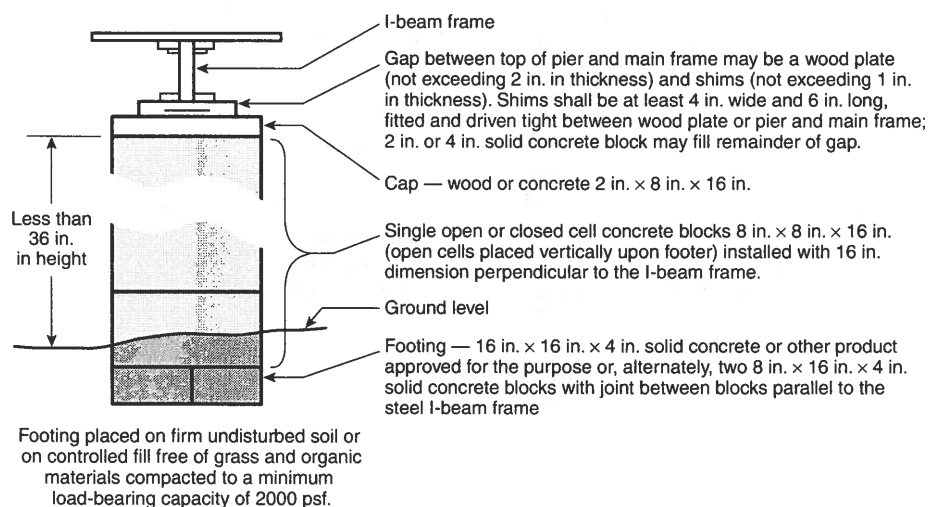
6.2.4.3 Piers over 80 in. (2030 mm) High. Piers over 80 in. (2030 mm) high shall be designed by a registered professional engineer.

6.2.4.4 Elevated Homes. When more than one-fourth of the area of a home is installed so that the bottom of the main frame members are more than 36 in. (915 mm) above ground level, the home stabilizing devices shall be designed by a qualified registered professional engineer.

6.2.5 Location and Spacing.

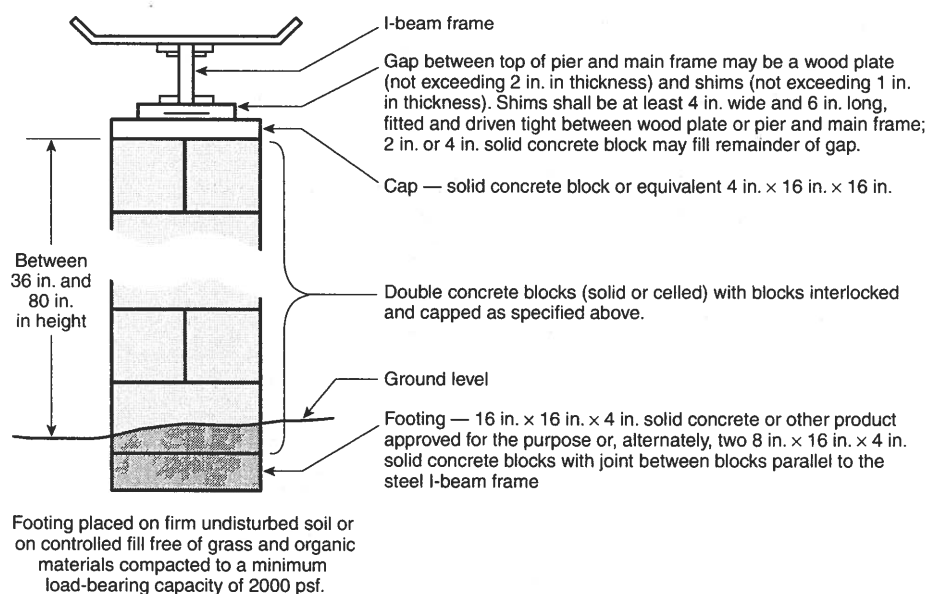
6.2.5.1 The location and spacing of piers shall depend upon the dimensions and weight of the home, the roof load zone, the type of construction (single- or multisection), and such other factors as the location of doors or other openings.

6.2.5.2 Pier supports shall be in accordance with Figure 6.2.5.2(a) or Figure 6.2.5.2(b).



Note: For SI units, 1 in. = 25.4 mm; 1 psf = 0.04788 kN/m².

FIGURE 6.2.3.2.1(a) Typical Footing and Pier Installation, Single Concrete Block.



Note: For SI units, 1 in. = 25.4 mm; 1 psf = 0.04788 kN/m².

FIGURE 6.2.3.2.1(b) Typical Footing and Pier Installation, Double Concrete Block.

6.2.5.3 In general, piers shall be no more than 24 in. (610 mm) from either end and not more than 120 in. (3050 mm) center to center under the main rails.

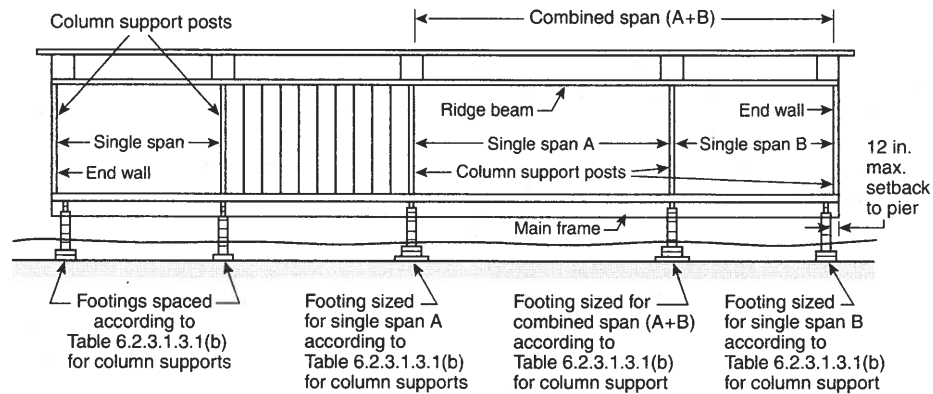
6.2.5.4 Single-Section Homes. The recommended location and spacing of piers for a single-section home shown in Figure 6.2.5.4 shall be used when the manufacturer's installation instructions are not available.

6.2.5.5 Multisection Homes. The recommended location and spacing of piers for a multisection home shown in Figure

6.2.5.5 shall be used when the manufacturer's installation instructions are not available.

6.2.5.6 Perimeter Blocking. Supports shall be placed on both sides of side wall exterior doors and any other side wall openings greater than 48 in. (1220 mm) (such as entry and sliding glass doors), and under porch posts, factory installed fireplaces, and wood stoves.

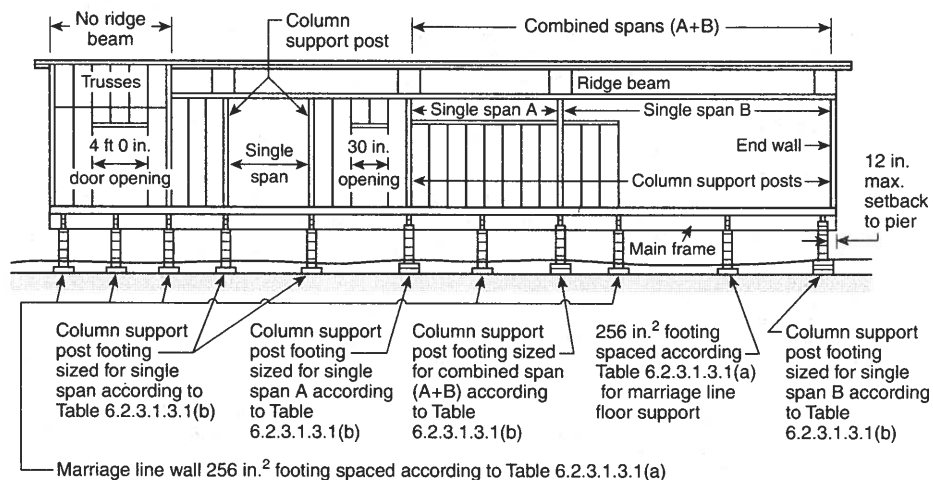
6.3 Footings. Footing materials shall conform to Section 6.3 and other materials approved for footings shall be permitted



Notes:

1. Piers may be offset up to 12 in. to allow for electrical, plumbing, and mechanical equipment or devices.
2. Only single stack concrete blocks are required at column supports regardless of span or loading.
3. Prefabricated piers shall not exceed their approved or listed minimum design loads.
4. For SI units, 1 in. = 25.4 mm; 1 in.² = 645 mm².

FIGURE 6.2.5.2(a) Typical Marriage Line Pier Support Layout A.



Notes:

1. Marriage line column support piers are not required at each side of door opening in a marriage line wall.
2. Only single stack concrete blocks are required at column supports regardless of span or loading.
3. Piers may be offset up to 12 in. to allow for electrical, plumbing, and mechanical equipment or devices.
4. Where a marriage line wall does not extend full height to support the bottom of the ridge beam, the ridge beam above that wall shall be treated as another span.
5. Prefabricated piers shall not exceed their approved or listed maximum design loads.
6. For SI units, 1 in. = 25.4 mm; 1 in.² = 645 mm².

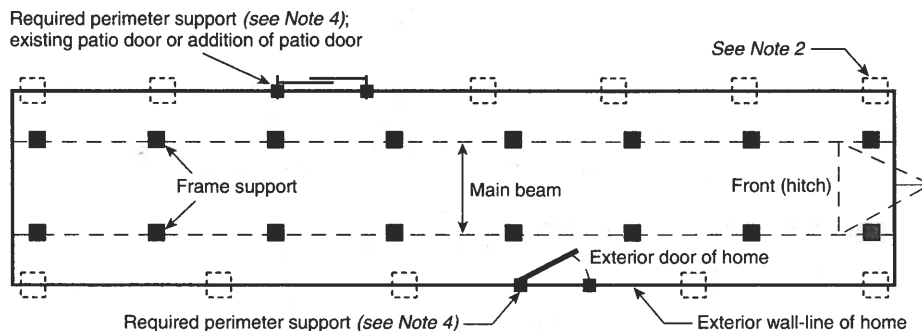
FIGURE 6.2.5.2(b) Typical Marriage Line Pier Support Layout B.

to be used when approved by the authority having jurisdiction if they provide equal load-bearing capacity and resistance to decay. Footings shall be placed on undisturbed soil or compacted fill. Every pier shall be supported by a footing.

6.3.1 Acceptable Types of Footings.

6.3.1.1 Concrete. Footings shall be permitted to consist of either of the following:

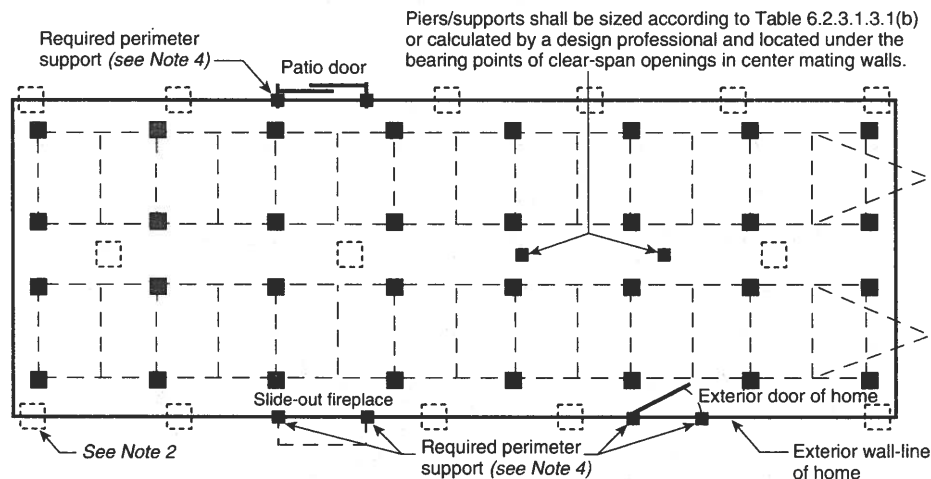
- (1) 4 in. (100 mm) nominal precast concrete pads meeting or exceeding ASTM C 90-02, *Standard Specification for Load Bearing Concrete Masonry Units*, without reinforcement, with at least a 28-day compressive strength of 4000 psi (27.9 MPa)
- (2) 6 in. (150 mm) (nominal minimum) poured-in-place concrete pads, slabs, or ribbons with at least a 28-day compressive strength of 3000 psi (20.7 MN/m²)



Notes:

1. See Table 6.2.3.1.3.1(a) for required pier capacity and spacing.
2. See Table 6.2.3.1.3.1(b) and Section 6.3 for footing requirements when perimeter blocking option is used.
3. Locate piers a maximum of 12 in. (305 mm) from both ends.
4. Place piers on both sides of entry doors; at any other openings greater than 48 in. (1220 mm) width, such as patio or atrium doors; and under porch posts, factory-installed fireplaces, and wood stoves.

FIGURE 6.2.5.4 Typical Blocking Diagram for Single-Section Home.



Notes:

1. See Table 6.2.3.1.3.1(a) for required pier capacity and spacing.
2. See Table 6.2.3.1.3.1(b) and Section 6.3 for footing requirements when perimeter blocking option is used.
3. Locate piers a maximum of 12 in. (305 mm) from both ends.
4. Place piers on both sides of entry doors; at any other openings greater than 48 in. (1220 mm) width, such as patio or atrium doors; and under porch posts, factory-installed fireplaces, and wood stoves.

FIGURE 6.2.5.5 Typical Blocking Diagram for Multisection Homes.

6.3.1.2 Pressure-Treated Permanent Wood.

6.3.1.2.1 A minimum of two layers of nominal 2 in. (50 mm) thick pressure-treated wood having 0.60 pcf (94 N/m³) retention in accordance with AWPA C2-02, *Standard for the Preservative Treatment of Lumber, Timber, Bridge Ties and Mine Ties, by Pressure Processes*, or AWPA C9-00, *Plywood — Preservative Treatment by Pressure Processes*, with the long dimensions of the second layer placed under the pier and perpendicular to that of the first layer, shall be used.

6.3.1.2.2 Pressure-treated footings shall be permitted to consist of nominal 2 in. (50 mm) thick pressure-treated wood in accordance with AWPA C2-02, or a single layer of a minimum

thickness of ¾ in. (19 mm) and a maximum size of 16 in. × 16 in. (410 mm × 410 mm), or, for larger sizes, two pieces of nominal ¾ in. thick (2½ actual) (19 mm) plywood (APA-rated sheathing, exposure 1, PS1) pressure-treated for soil contact in accordance with AWPA C9-00.

6.3.1.3 ABS Footing Pads.

6.3.1.3.1 ABS footing pads shall be permitted in accordance with pad manufacturer installation instructions.

6.3.1.3.2 ABS footing pads shall be listed or labeled for the required load capacity.

6.3.2 Placement in Freezing Climates.

6.3.2.1 Conventional Footings. Footings placed in freezing climates shall comply with 6.3.2.1.1, 6.3.2.1.2, or 6.3.2.1.3.

6.3.2.1.1 In areas subject to ground frost heave, footings shall be placed below the frost line.

6.3.2.1.2 Local authorities shall be consulted to determine the depth of the frost line.

6.3.2.1.3 In the absence of a local code, the frost penetration map provided in Figure 6.3.2.1.3 shall be used as a guide.

6.3.2.2 Floating Slab Systems.

6.3.2.2.1 When properly designed by a registered professional engineer, a "floating slab system" shall be permitted to be used above the frost line.

6.3.2.2.2 The design shall accommodate the anchorage requirements identified in Section 7.5.

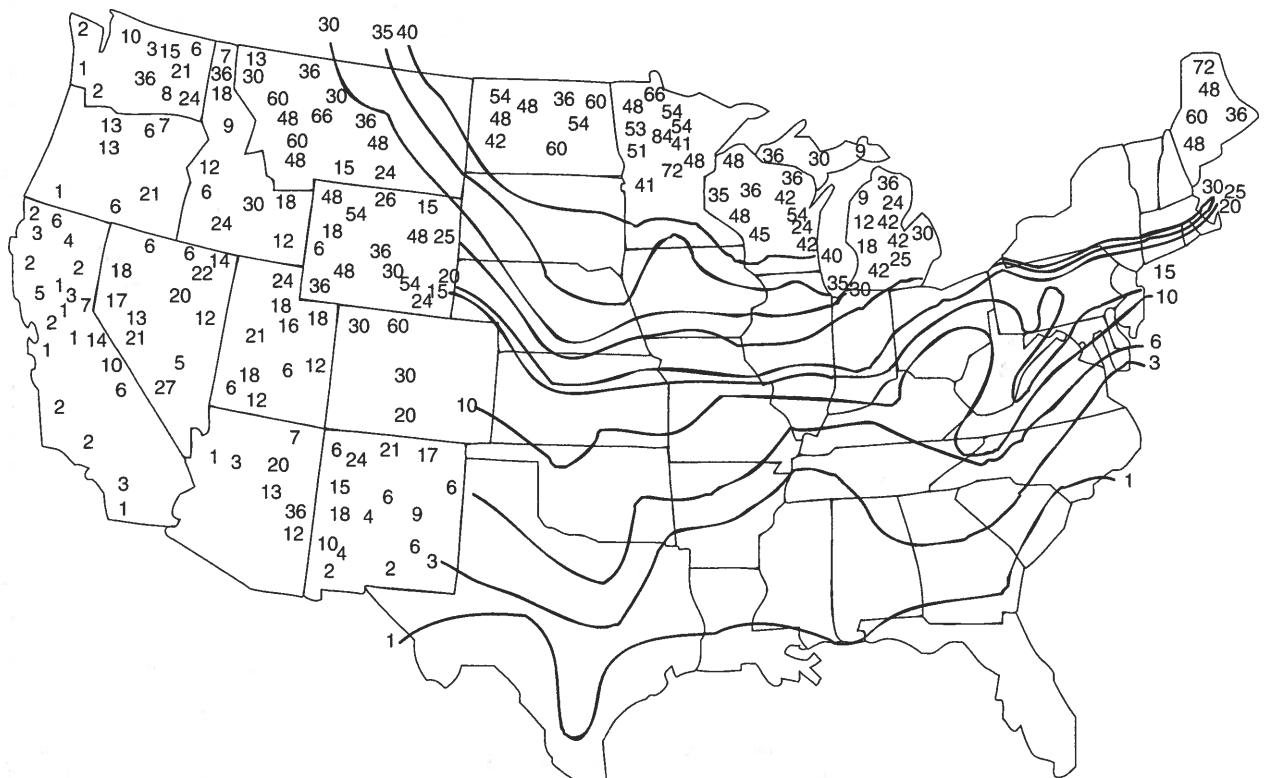
6.3.2.3 Insulated Foundations.

6.3.2.3.1 Footings shall be permitted to be placed above the frost line when the home is provided with a perimeter foundation or skirting having insulation properties sufficient to prevent freezing of the soil under or adjacent to every load-bearing component of the foundation and acceptable for this purpose to the authority having jurisdiction.

6.3.2.3.2 Insulation systems shall be compatible with the requirement to cross-ventilate the entire space under the home.

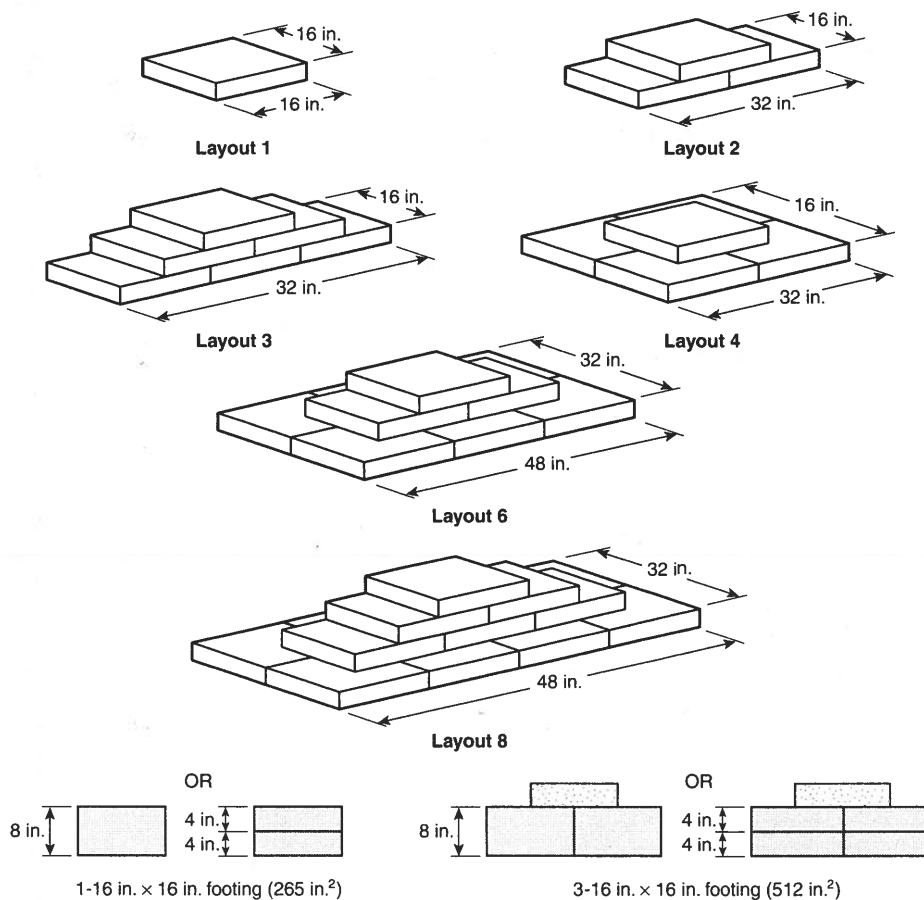
6.3.3 Sizing of Footings. The sizing of footings depends on the load-bearing capacity of both the piers and the soil. See Table 6.3.3 and Figure 6.3.3 for recommended footing sizes.

6.3.4 Combination Systems. Support systems that combine both load-bearing capacity and uplift resistance shall also be sized for the applicable design loads.



Note: Numbers are inches below ground level (for SI units, 1 in. = 25.4 mm).

FIGURE 6.3.2.1.3 Frost Penetration Map. (Numbers are inches below ground level; for SI units, 1 in. = 25.4 mm.)

**Notes:**

1. Typical pier pad: 16 in. x 16 in. x 4 in. thick precast concrete.
2. For shaded area, the thickness of the pad shall be minimum 8 in. or place two pads one on top of the other.
3. $F'_c = 4000$ psi min.
4. For SI units, 1 in. = 25.4 mm.

FIGURE 6.3.3 Title to come.**6.4 Permanent Foundations.**

6.4.1 Designs for permanent foundations (such as basements, crawl spaces, or load-bearing perimeter foundations) shall be permitted to be obtained from the home manufacturer, or designed by a registered professional engineer, and constructed in accordance with local codes.

6.4.2 When no such design is available from the home manufacturer or covered in the state building code, a registered professional engineer shall be consulted in order to obtain a design to satisfy the house support requirements.

6.5 Special Considerations. The provisions of 7.5.4 shall be required when the conditions in 7.5.4 exist at the home installation site.

6.5.1 Areas Prone to Flooding.

6.5.1.1 Special elevations and anchoring techniques shall be required when locating a home in flood hazard area.

6.5.1.2 A registered professional engineer and the authority having jurisdiction shall be consulted to assure that the home installation conforms to applicable federal, state, and local codes and regulations.

6.5.2 Special Snow Load Conditions. Homes designed for and located in areas with roof live loads greater than 40 psf (1.9 kPa) shall be installed according to the home manufacturer's installation instructions or designed by a registered professional engineer.

Table 6.3.3 Footing Size

Soil Capacity (psf)	Minimum Footing Size (in.)	Single Stack Pier (8 in. × 16 in.)		Double Stack Pier (16 in. × 16 in.)	
		Maximum Footing Capacity (lb)	Unreinforced Cast-in-Place Minimum Thickness (in.)	Maximum Footing Capacity (lb)	Unreinforced Cast-in-Place Minimum Thickness (in.)
1,000	16 × 16	1,600	6	1,600	6
	20 × 20	2,600	6	2,600	6
	24 × 24	3,700	6	3,700	6
	30 × 30	5,600	8	5,800	6
	36 × 36	7,900	10	8,100	8
	42 × 42	10,100	12	10,700	10
	48 × 48	13,000	15	13,600	12
1,500	16 × 16	2,500	6	2,500	6
	20 × 20	4,000	6	4,000	6
	24 × 24	5,600	8	5,700	6
	30 × 30	8,600	10	8,900	6
	36 × 36	12,200	12	12,600	8
	42 × 42	16,100	15	16,500	12
	48 × 48	20,400	18	21,000	15
2,000	16 × 16	3,400	6	3,400	6
	20 × 20	5,300	6	5,300	6
	24 × 24	7,600	8	7,700	6
	30 × 30	11,600	10	11,900	8
	36 × 36	16,300	15	16,900	10
	42 × 42	21,700	18	22,700	12
2,500	16 × 16	4,300	6	4,300	6
	20 × 20	6,700	6	6,700	6
	24 × 24	9,600	8	9,700	6
	30 × 30	14,700	12	15,000	8
	36 × 36	20,800	15	21,400	10
3,000	16 × 16	5,200	6	5,200	6
	20 × 20	8,100	8	8,100	6
	24 × 24	11,500	10	11,700	6
	30 × 30	17,800	12	18,100	8
	36 × 36	25,000	18	25,700	12
4,000	16 × 16	7,000	6	7,000	6
	20 × 20	10,800	8	10,900	6
	24 × 24	15,500	10	15,600	8
	30 × 30	23,800	15	24,200	10

Notes:

1. The footing sizes shown are for square pads and are based on the area (in.²), shear, and bending required for the loads shown. Other configurations, such as rectangular configurations, can be used, provided the area is equal to or greater than the area of the square footing shown in the table and the distance from the edge of the pier to the edge of the footing is not exceeded.
2. The 6 in. cast-in-place values can be used for 4 in. unreinforced precast concrete footings.
3. The capacity values listed have been reduced by the dead load of the concrete footing.
4. For SI units, 1 psf = 0.04788 kN/m²; 1 in. = 25.4 mm; 1 lb = 4.448 N.

Chapter 7 Installation Procedures

7.1 Moving Manufactured Home to Location. The manufactured home shall be permitted to be moved to the site when the site is prepared in accordance with Chapter 5 and when the utilities are available as required by the authority having jurisdiction.

7.2 Positioning of Home. The home shall be installed and leveled by qualified installation personnel who are acceptable to the authority having jurisdiction.

7.3 Interconnection of Multisection Homes. The interconnection of multisection homes shall be completed in accordance with the manufacturer's installation instructions; when the manufacturer's installation instructions are not available, the interconnection shall be in accordance with the AHJ.

7.4 Crossover Connections for Multisection Manufactured Homes.

7.4.1 Utility Crossovers. Water, drainage, gas, electricity, and telephone utility crossovers shall be connected as outlined in Chapter 10.

7.4.2 Ductwork Crossovers.

7.4.2.1 Metal plumber's tape, galvanized metal straps, or plastic tape shall be used around the duct collar and secured tightly.

7.4.2.2 If metal straps are used, they shall be secured with sheet metal screws.

7.4.2.3 The duct shall be fastened to the collar with a minimum of three sheet metal screws equally spaced around the collar.

7.4.2.4 The flexible air conditioning or heating ducts shall be installed in accordance with duct manufacturer's instructions.

7.4.2.5 The duct shall be suspended or supported above the ground and arranged under the floor to minimize compression or kinking in any location, as shown in Figure 7.4.2.5(a) and Figure 7.4.2.5(b). In-floor crossover ducts shall be permitted be in accordance with 7.4.2.7.

7.4.2.6 Exposed crossover ducts shall be insulated with materials having a minimum R-8 value.

7.4.2.7 The in-floor crossover duct connection shall be permitted to be installed per the manufacturer's installation instructions or sealed with foam tape prior to joining sections of the home. (See Figure 7.4.2.5(a) and Figure 7.4.2.5(b).)

7.5 Anchoring Instructions.

7.5.1 Security against the Wind.

7.5.1.1 After blocking and leveling, the installer shall secure the manufactured home against the wind; the AHJ shall be permitted to specify acceptable methods and materials.

7.5.1.2 The type of installation shall be the determining factor in deciding how the manufactured home shall be secured against the wind as described in 7.5.2 and 7.5.3.

7.5.2 Normal Installations.

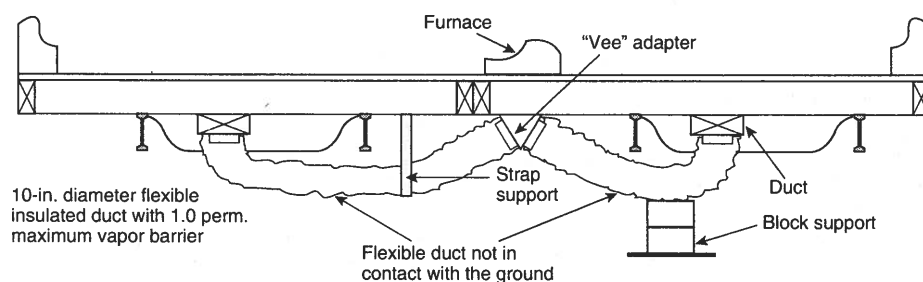
7.5.2.1 The anchoring or foundation system shall be capable of meeting the loads required by Subpart D, 24 CFR 3280, *Federal Manufactured Home Construction and Safety Standards*.

7.5.2.2 When using another type of installation, a registered professional engineer shall be consulted.

7.5.2.3 Specifications for Tie-Down Straps and Anchors.

7.5.2.3.1 Anchors. Anchors shall be capable of resisting a minimum total load capacity of 4725 lb (21.0 kN) and a working capacity of 3150 lb (14.0 kN). The resistance capability of anchors and anchoring equipment shall be certified by a registered professional engineer, architect, or nationally recognized testing laboratory.

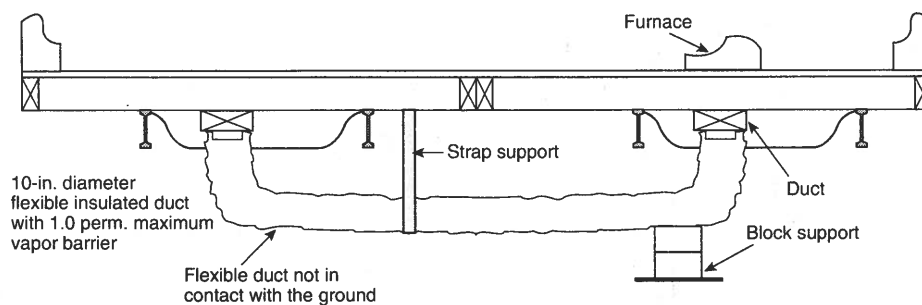
7.5.2.3.2 Tie-Down Straps. A 1¼ in. × 0.035 in. (32 mm × 0.9 mm) or larger zinc-coated (0.30 oz/ft² of surface area) steel strapping conforming to ASTM D 3953-97, *Standard Specification for Strapping, Flat Steel and Seals*, Type 1, Grade 1, Finish B with a minimum total capacity of 4725 lb (21.0 kN) and a working capacity of 3150 lb (14.0 kN) shall be used. Slit or cut edges of coated strapping shall not be required to be zinc coated.



Notes:

1. This system is utilized when a crossover duct has not been built into the floor and the furnace is outside the I-beam. With this type of installation, it is necessary for two flexible ducts to be installed.
2. For SI units, 1 in. = 25.4 mm.

FIGURE 7.4.2.5(a) Crossover Duct Installation (Option 1).



Notes:

1. This system is used when a crossover duct has not been built into the floor and the furnace is situated directly over the main duct in one section of the home. A single flexible duct is then used to connect the two sections to each other.
2. For SI units, 1 in. = 25.4 mm.

FIGURE 7.4.2.5(b) Crossover Duct Installation (Option 2).

7.5.2.4 Number and Location of Anchors.

7.5.2.4.1 The number and location of anchors and anchor straps for installation of single-section and multisection manufactured homes shall conform to Table 7.5.2.4.1(a) through Table 7.5.2.4.1(c), Figure 7.5.2.4.1(a), Figure 7.5.2.4.1(b), and Figure 7.5.2.4.1(c).

7.5.2.4.2 Anchor Installation. Manufactured homes located in wind zones II and III shall have longitudinal anchors installed on the ends of the manufactured home transportable section(s), in accordance with the manufacturer's installation instructions. Alternative longitudinal anchoring methods approved by the authority having jurisdiction shall be permitted to be used.

7.5.2.4.2.1 The requirements in 7.5.2.4.1 shall be used to determine the spacing of anchors and their accompanying anchor straps based on the soil classification determined in accordance with Section 5.5, and if soil testing was performed using either a soil torque probe or locally accepted values approved by the authority having jurisdiction.

7.5.2.4.2.2 The installed anchor size (length) shall be for the soil class for which it is listed and approved by the authority having jurisdiction.

7.5.2.4.2.3 All anchors shall be installed with the stabilizer plates in accordance with their listing and the anchor manufacturer's installation instructions.

7.5.2.4.3 Each anchor shall be manufactured and installed in accordance with its listing by a nationally recognized testing agency, with its testing by a registered professional engineer, or as accepted by an AHJ, which shall list the anchor for use in a classified soil (Table 5.5.2.2) based on a nationally recognized testing protocol.

7.5.3 Sidewall or Over-the-Roof Straps. If sidewall or over-the-roof straps are installed on the home, they shall be connected to an anchoring device, or an alternate method shall be provided that enables the home to meet this requirement.

7.5.4 Severe Climatic Conditions.

7.5.4.1 Freezing Climates. In frost-susceptible soils or high water table locations, anchor augers shall be installed below the frost line, or frost protected as designed by a registered professional engineer.

7.5.4.2 Severe Wind Zones.

7.5.4.2.1 Before a home is installed within 1500 ft (457 m) of a coastline in Wind Zones II or III, the manufacturer's installation instructions shall be used.

7.5.4.2.2 When the manufacturer's installation instructions are not available, the design shall be by a registered professional engineer.

7.5.4.3 Flood Hazard Areas. See 1.3.6.

7.6 Installation of On-Site Structures.

7.6.1 All buildings and structures shall be designed to support all of their own live and dead loads.

7.6.2 Fire separation distance shall be provided, as the authority having jurisdiction requires, for occupancy.

7.6.3 Expanding Rooms.

7.6.3.1 Expanding rooms shall be installed in accordance with the manufacturer's instructions.

7.6.3.2 When the manufacturer's instructions are not available, perimeter blocking shall be installed in accordance with Table 6.2.3.1.3.1(a) and anchors shall be installed in accordance with 7.5.2.4, or other acceptable methods or materials approved by the AHJ may be used.

7.6.4 Garages and Carports.

7.6.4.1 A garage or carport shall be installed according to the manufacturer's instructions, or as designed by a registered professional engineer, or by the requirements of the authority having jurisdiction.

7.6.4.2 The garage or carport shall be supported independently of the factory-built portion of the manufactured home, or according to the manufacturer's instructions.

7.6.4.3 Electrical circuits in a garage shall be provided with ground-fault circuit protection.

7.6.5 Porches. Site-constructed porches shall be constructed and inspected according to applicable building codes.

7.6.6 Steps, Stairways, and Landings. Steps, stairways, and landings shall be constructed and inspected according to AHJ.

Table 7.5.2.4.1(a) Maximum Diagonal Tiedown Strap Spacing, Wind Zone I

Nominal Floor Width, Single Section/ Multisection (ft)	Max. Height from Ground to Diagonal Strap Attachment	I-Beam Spacing (82.5 in. max.)	I-Beam Spacing (99.5 in. max.)
12/24 132 in. to 155 in. box(es)	25 in. 33 in. 46 in. 67 in.	14 ft 2 in. 11 ft 9 in. 9 ft 1 in. 6 ft 6 in.	9 ft 9 in. 7 ft 8 in. 5 ft 8 in. 4 ft 0 in.
14/28 156 in. to 179 in. box(es)	25 in. 33 in. 46 in. 67 in.	18 ft 2 in. 16 ft 1 in. 13 ft 3 in. 10 ft 0 in.	15 ft 11 in. 13 ft 6 in. 10 ft 8 in. 7 ft 9 in.
16/32 180 in. to 204 in. box(es)	25 in. 33 in. 46 in. 67 in.	20 ft 7 in. 19 ft 0 in. 16 ft 5 in. 13 ft 1 in.	19 ft 5 in. 17 ft 5 in. 14 ft 7 in. 11 ft 3 in.
18 204 in. to 216 in. box(es)	25 in. 33 in. 46 in. 67 in.	22 ft 4 in. 21 ft 1 in. 19 ft 0 in. 15 ft 9 in.	21 ft 8 in. 20 ft 2 in. 17 ft 8 in. 14 ft 3 in.

Notes:

1. Sidewall heights not to exceed 90 in.
2. Maximum inset for ground anchor head from edge of floor or wall is 4 in.
3. Main rail (I-beam) spacing is the maximum spacing per given column (maximum I-beam spacing is 99.5 in.).
4. Maximum eave width is 4 in. for single-section homes and 12 in. for multisection homes.
5. Maximum roof pitch is 20 degrees (4.3/12).
6. The minimum height from the ground to the bottom of the floor joist shall be 18 in.
7. Additional tiedowns may be required per manufacturer's instructions.
8. Anchors shall be certified for these conditions by a professional engineer, architect, or nationally recognized testing laboratory.
9. Ground anchors should be installed to their full depth, and stabilizer devices shall be installed per manufacturer's instructions.
10. Strapping and strapping equipment should be certified by a registered professional engineer or architect to resist these specified forces in accordance with testing procedures in ASTM D 3953-97, *Standard Specification for Strapping, Flat Steel and Seals*.
11. Alternative methods capable of sustaining the design load requirements of the manufactured home construction and safety standards, approved by the authority having jurisdiction, shall be permitted to be used.
12. Table is based on a 3150 lb working load, and straps shall be placed within 2 ft of the ends of the home.

7.7 Installation Close-Up/Finishing.**7.7.1 Single and Multisection Exterior and Interior Close-Up.**

7.7.1.1 Prior to installing the siding, the polyethylene sheeting covering exterior walls for transit shall be completely removed.

7.7.1.2 Holes in the roof made in transit or setup shall be sealed with exterior sealant.

7.7.1.3 Mating line gaskets shall be installed according to Figure 7.7.1.3.

7.7.2 Exterior Siding Close-Up.

7.7.2.1 Exterior siding shall be installed according to the siding manufacturer's installation instructions.

7.7.2.2 Exterior close-up strips/trim shall be fastened securely and sealed with exterior sealant.

7.7.3 Interior Close-Up.

7.7.3.1 All shipping blocking, strapping, or bracing shall be removed from appliances, windows, and doors.

7.7.3.2 All loose items packaged or shipped with the home shall be installed.

7.7.3.3 All shipped-loose wall paneling shall be installed using a ¼ in. (6.3 mm) bead of polyvinyl acetate (PVA) adhesive on all framing members.

7.7.3.4 Panels shall be fastened with minimum 1 in. (25 mm) long staples or nails at 6 in. (150 mm) on center panel edges and 12 in. (305 mm) on center in the field.

7.7.4 Unfinished Gypsum Wallboard.

7.7.4.1 Homes shipped with unfinished gypsum wallboard and/or ceiling shall be finished on site.

Table 7.5.2.4.1(b) Maximum Diagonal Tiedown Strap Spacing, Wind Zone II

Tiedown and Anchor: Maximum On-Center spacing (ft)					
Nominal Floor Width, Single Section/Multisection (ft)	Max. Height from Ground to Diagonal Strap Attachment	Near Beam Method I-Beam Spacing		Far Beam Method I-Beam Spacing	
		82.5 in.	99.5 in.	82.5 in.	99.5 in.
12 ft/24 ft	25 in.	6 ft 2 in.	4 ft 3 in.	7 ft 6 in.	7 ft 7 in.
132 in. to	33 in.	5 ft 2 in.	N/A	7 ft 2 in.	7 ft 4 in.
155 in.	46 in.	4 ft 0 in.	N/A	6 ft 9 in.	6 ft 11 in.
box(es)	67 in.	N/A	N/A	6 ft 1 in.	6 ft 3 in.
14 ft/28 ft	25 in.	7 ft 7 in.	6 ft 9 in.	7 ft 8 in.	7 ft 9 in.
156 in. to	33 in.	6 ft 10 in.	5 ft 9 in.	7 ft 5 in.	7 ft 6 in.
179 in.	46 in.	5 ft 7 in.	4 ft 6 in.	7 ft 0 in.	7 ft 2 in.
box(es)	67 in.	4 ft 3 in.	N/A	6 ft 5 in.	6 ft 7 in.
16 ft/32 ft	25 in.	7 ft 9 in.	7 ft 10 in.	7 ft 10 in.	7 ft 10 in.
180 in. to	33 in.	7 ft 6 in.	7 ft 2 in.	7 ft 7 in.	7 ft 8 in.
204 in.	46 in.	6 ft 9 in.	6 ft 0 in.	7 ft 2 in.	7 ft 3 in.
box(es)	67 in.	5 ft 4 in.	4 ft 7 in.	6 ft 8 in.	6 ft 9 in.
18 ft	25 in.	7 ft 10 in.	7 ft 9 in.	7 ft 11 in.	8 ft 0 in.
204 in. to	33 in.	7 ft 8 in.	7 ft 8 in.	7 ft 9 in.	7 ft 9 in.
216 in.	46 in.	7 ft 4 in.	7 ft 0 in.	7 ft 4 in.	7 ft 5 in.
box(es)	67 in.	6 ft 3 in.	5 ft 8 in.	6 ft 10 in.	6 ft 11 in.

Notes:

1. Sidewall heights not to exceed 90 in.
2. Maximum inset for ground anchor head from edge of floor or wall is 4 in.
3. Main rail (I-beam) spacing is the maximum spacing per given column (maximum I-beam spacing is 99.5 in.).
4. Maximum eave width is 4 in. for single-section homes and 12 in. for multisection homes.
5. Maximum roof pitch is 20 degrees (4.3/12).
6. Vertical and diagonal tiedown straps are required at each anchor location in wind zones II and III.
7. The minimum height from the ground to the bottom of the floor joist shall be 18 in.
8. Additional tiedowns may be required per manufacturer's instructions.
9. Anchors shall be certified for these conditions by a professional engineer, architect, or nationally recognized testing laboratory.
10. Ground anchors should be installed to their full depth, and stabilizer devices shall be installed per manufacturer's instructions.
11. Strapping and strapping equipment should be certified by a registered professional engineer or architect to resist these specified forces in accordance with testing procedures in ASTM D 3953-97, *Standard Specification for Strapping, Flat Steel and Seals*.
12. Alternative methods capable of sustaining the design load requirements of the manufactured home construction and safety standards, approved by the authority having jurisdiction, shall be permitted to be used.
13. Table is based on a 3150 lb working load, and straps shall be placed within 2 ft of the ends of the home.

7.7.4.2 The interior finishes shall have the following maximum flame spread ratings measured in accordance with NFPA 255-00, *Standard Method of Test of Surface Burning Characteristics of Building Materials*:

- (1) Ceilings — 75
- (2) Walls — 75
- (3) General — 200
- (4) Adjacent to cooking range — 50
- (5) Adjacent to or enclosing a furnace or water heater — 25

7.7.5 Bottom Board Repair.

7.7.5.1 The bottom board covering shall be inspected for any loosening or areas that might have been damaged or torn during installation or transportation.

7.7.5.2 Any splits or tears shall be resealed with approved tape or patches specifically designed for repairs of the bottom covering.

7.7.5.3 Plumbing P-traps shall be checked to be sure they are well insulated and covered.

7.7.5.4 All edges of patches shall be taped.

Table 7.5.2.4.1(c) Maximum Diagonal Tiedown Strap Spacing, Wind Zone III

Tiedown and anchor: Maximum On-Center Spacing (ft)					
Nominal Floor Width Single Section/Multisection (ft)	Max. Height from Ground to Diagonal Strap Attachment	Near Beam Method I-Beam Spacing		Far Beam Method I-Beam Spacing	
		82.5 in.	99.5 in.	82.5 in.	99.5 in.
12 ft/24 ft 132 in. to 155 in. box(es)	25 in. 33 in. 46 in. 67 in.	5 ft 1 in. 4 ft 3 in. N/A N/A	N/A N/A N/A N/A	6 ft 1 in. 5 ft 10 in. 5 ft 6 in. 5 ft 0 in.	6 ft 2 in. 6 ft 0 in. 5 ft 8 in. 5 ft 1 in.
14 ft/28 ft 156 in. to 179 in. box(es)	25 in. 33 in. 46 in. 67 in.	6 ft 2 in. 5 ft 8 in. 4 ft 8 in. N/A	5 ft 7 in. 4 ft 9 in. N/A N/A	6 ft 3 in. 6 ft 0 in. 5 ft 8 in. 5 ft 2 in.	6 ft 4 in. 6 ft 1 in. 5 ft 9 in. 5 ft 4 in.
16 ft/32 ft 180 in. to 204 in. box(es)	25 in. 33 in. 46 in. 67 in.	6 ft 4 in. 6 ft 1 in. 5 ft 7 in. 4 ft 5 in.	6 ft 3 in. 5 ft 11 in. 5 ft 0 in. N/A	6 ft 4 in. 6 ft 2 in. 5 ft 10 in. 5 ft 5 in.	6 ft 3 in. 6 ft 2 in. 5 ft 11 in. 5 ft 6 in.
18 ft 204 in. to 216 in. box(es)	25 in. 33 in. 46 in. 67 in.	6 ft 2 in. 6 ft 1 in. 5 ft 11 in. 5 ft 2 in.	6 ft 1 in. 6 ft 0 in. 5 ft 10 in. 4 ft 8 in.	6 ft 2 in. 6 ft 1 in. 6 ft 0 in. 5 ft 7 in.	6 ft 1 in. 6 ft 0 in. 5 ft 11 in. 5 ft 7 in.

Notes:

1. Sidewall heights not to exceed 90 in.
2. Maximum inset for ground anchor head from edge of floor or wall is 4 in.
3. Main rail (I-beam) spacing is the maximum spacing per given column (maximum I-beam spacing is 99.5 in.).
4. Maximum eave width is 4 in. for single-section homes and 12 in. for multisection homes.
5. Maximum roof pitch is 20 degrees (4.3/12).
6. Vertical and diagonal tiedown straps are required at each anchor location in wind zones II and III.
7. The minimum height from the ground to the bottom of the floor joist shall be 18 in.
8. Additional tiedowns may be required per manufacturer's instructions.
9. Anchors shall be certified for these conditions by a professional engineer, architect, or nationally recognized testing laboratory.
10. Ground anchors should be installed to their full depth, and stabilizer devices shall be installed per manufacturer's instructions.
11. Strapping and strapping equipment should be certified by a registered professional engineer or architect to resist these specified forces in accordance with testing procedures in ASTM D 3953-97, *Standard Specification for Strapping, Flat Steel and Seals*.
12. Alternative methods capable of sustaining the design load requirements of the manufactured home construction and safety standards, approved by the authority having jurisdiction, shall be permitted to be used.
13. Table is based on a 3150 lb working load, and straps shall be placed within 2 ft of the ends of the home.

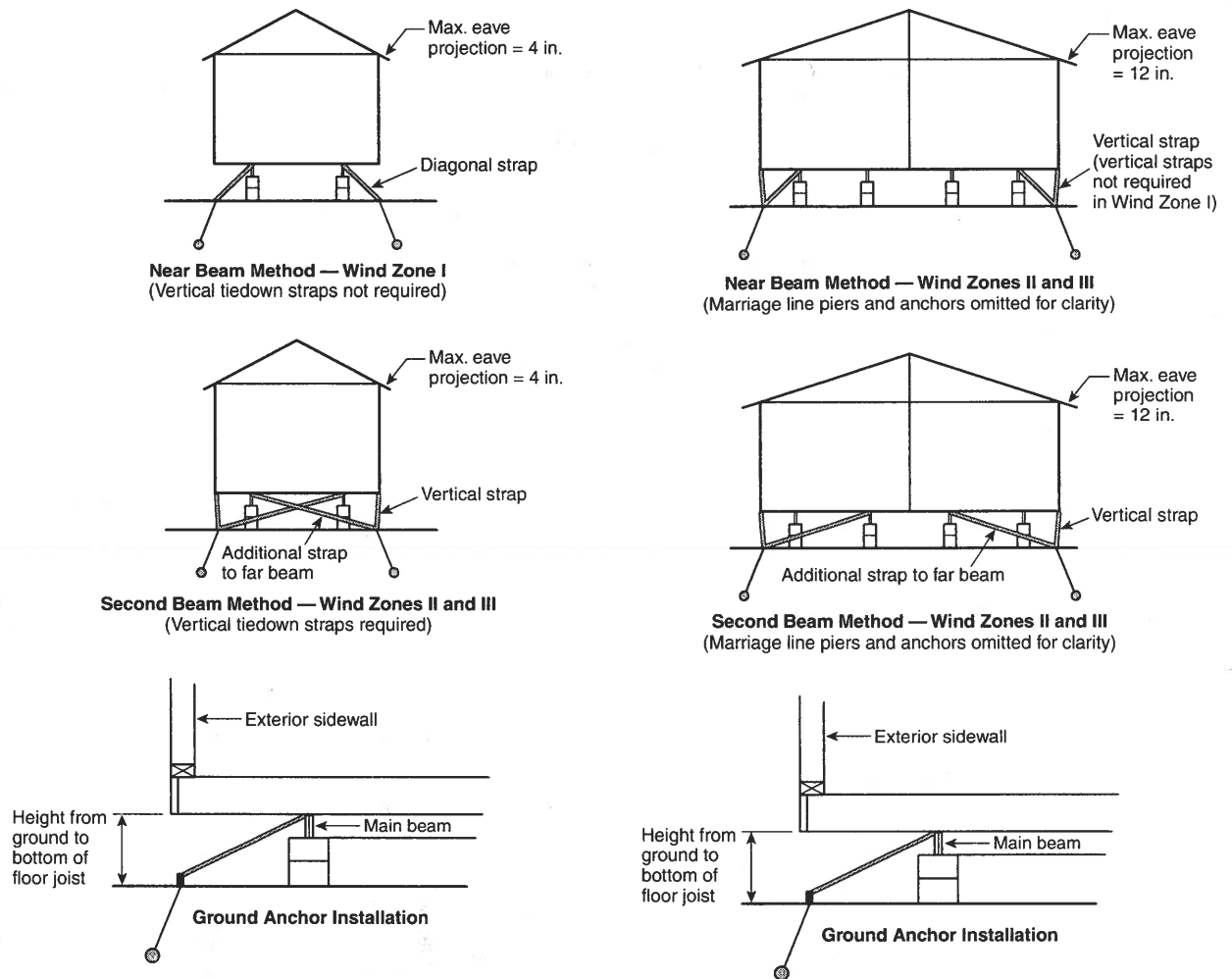
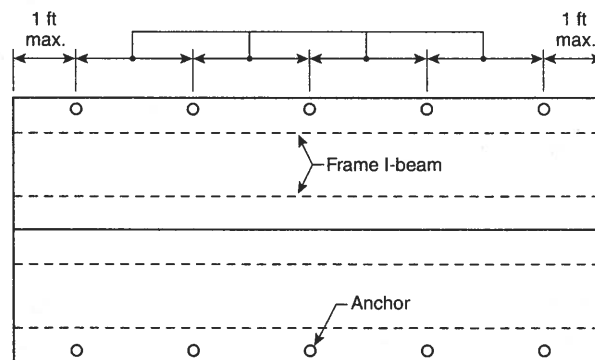


FIGURE 7.5.2.4.1(a) Title to come.

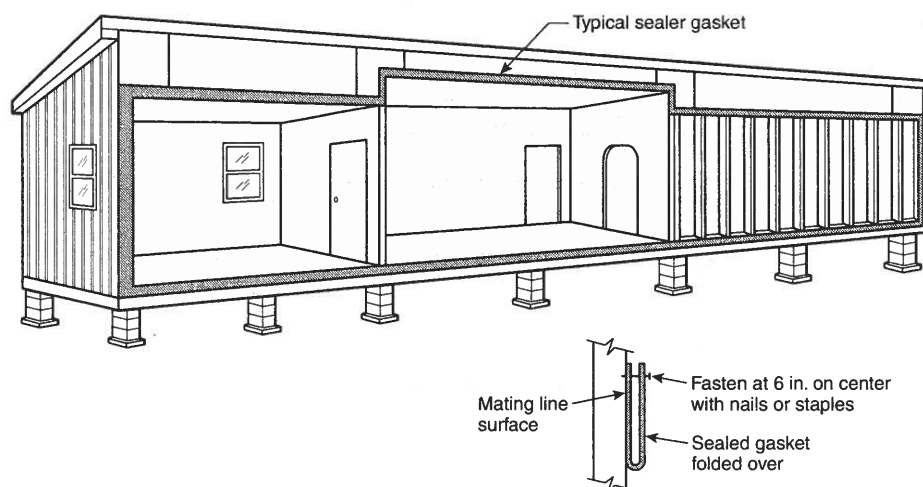
FIGURE 7.5.2.4.1(b) Title to come.



Notes:

1. See Table 7.5.2.4.1 for maximum anchor spacing.
2. For SI units, 1 ft = 0.3048 m.

FIGURE 7.5.2.4.1(c) Anchor Locations and Spacings.



Note: On multisection manufactured dwelling, install sealer gasket on the ceiling, endwalls, and floor mating line prior to joining the sections together

FIGURE 7.7.1.3

Chapter 8 Optional Features

8.1 Installation of Optional Features.

8.1.1 Where applicable and specific to the manufacturer's product, optional features shall be permitted to be installed.

8.1.2 All shipped-loose items shall be installed in accordance with the manufacturer's installation instructions.

8.2 Hinged Roofs and Eaves.

8.2.1 The manufacturer's installation instructions shall be consulted when erecting and securing in place hinged roofs or hinged eaves.

8.2.2 Site installations of vent stacks, including furnaces, water heaters, plumbing stacks, fireplaces, and powered exhaust fans, shall conform with the manufacturer's installation instructions.

8.3 Garden and Bay Windows. Shipped-loose items, such as garden or bay windows, shall be installed in accordance with the manufacturer's installation instructions.

8.4 Awnings and Ramadas. Only freestanding products with support columns shall be chosen.

8.5 Miscellaneous Lights and Fixtures.

8.5.1 Exterior lighting fixtures, ceiling-suspended (paddle) fans, and chain-hung lighting fixtures shall be permitted to be installed, in accordance with their listings, when the home is delivered.

8.5.2 Grounding.

8.5.2.1 All the installed exterior lighting fixtures and ceiling fans per 8.5.1 shall be grounded by a fixture-grounding screw or by a fixture-grounding wire.

8.5.2.2 For chain-hung lighting fixtures, as shown in Figure 8.5.2.2, both a fixture-grounding screw and a fixture-grounding wire shall be used.

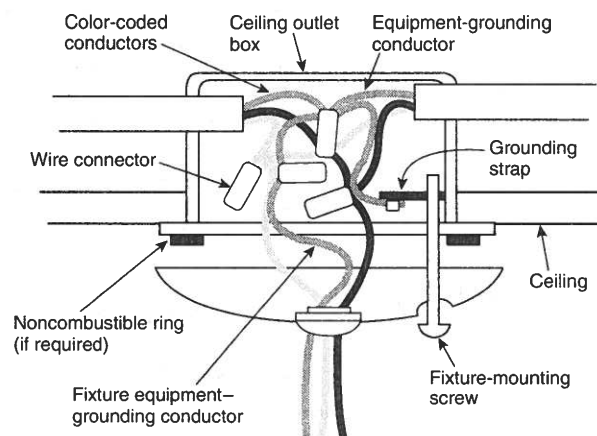


FIGURE 8.5.2.2 Installation of Chain-Hung Lighting Fixture.

8.5.3 Where lighting fixtures are mounted on combustible surfaces such as hardboard, a noncombustible ring, as shown in Figure 8.5.3, shall be installed to completely cover the combustible surface exposed between the fixture canopy and the wiring outlet box.

8.5.4 Siding.

8.5.4.1 If siding has not been installed at a lighting fixture location, the outlet box cover shall be removed, and the siding shall be installed with a hole for the outlet box.

8.5.4.2 The outlet box shall be reinstalled and the same process followed as for other lighting fixtures, which shall be installed according to their listings.

8.5.5 Exterior Lights.

8.5.5.1 The junction box covers shall be removed and wire-to-wire connections shall be made using wire connectors.

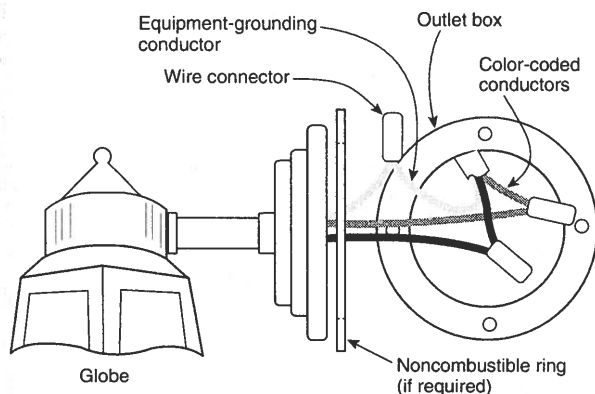


FIGURE 8.5.3 Installation of Surface-Mounted Exterior Lighting Fixture.

8.5.5.2 General practice shall be to connect wires black-to-black, white-to-white, and equipment ground-to-equipment ground.

8.5.5.3 The wires shall be pushed into the box, and the lighting fixture shall be secured to the junction box.

8.5.5.4 The lighting fixture shall be caulked around its base to ensure a watertight seal to the side wall.

8.5.5.5 The light bulb shall be installed and the globe shall be attached.

8.5.6 Ceiling Fans.

8.5.6.1 To reduce the risk of injury, ceiling-suspended (paddle) fans shall be installed with the trailing edges of the blades at least 6 ft 4 in. (1930 mm) above the floor.

8.5.6.2 The wiring shall be connected as shown in Figure 8.5.6.2(a) and Figure 8.5.6.2(b), and the manufacturer's instructions shall be followed.

8.6 Ventilation Options. The component manufacturer's instructions shall be followed.

8.7 Optional Panels, Siding, and Molding. If the home is equipped with optional panels, siding, or molding, Figure 8.7(a), Figure 8.7(b), and Figure 8.7(c) shall be referred to for the proper installation procedures.

8.8 Skirting.

8.8.1 Construction.

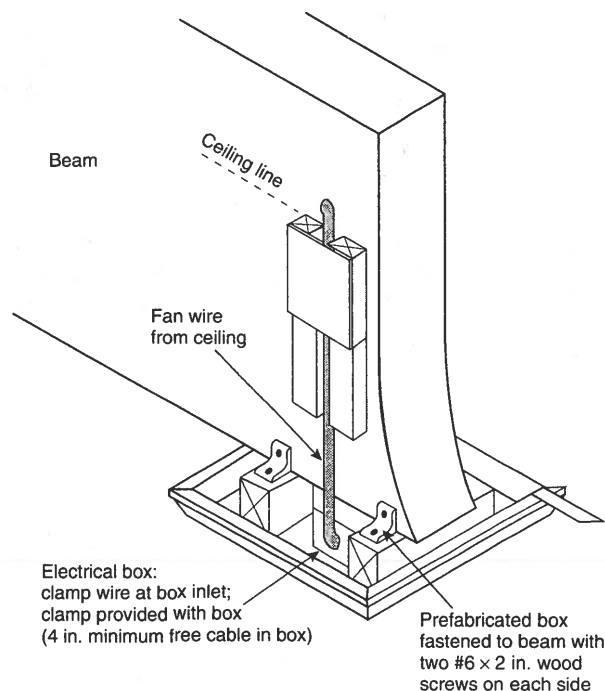
8.8.1.1 Skirting, if used, shall be of weather-resistant materials.

8.8.1.2 Skirting shall not be attached in a manner that can cause water to be trapped between the siding and trim or forced up into the wall cavities trim to which it is attached.

8.8.1.3 All wood skirting within 6 in. (152.4 mm) of the ground shall be pressure treated or naturally resistant to decay and termite infestations.

8.8.2 Ventilation.

8.8.2.1 Ventilation shall be provided for the crawl space with skirting as follows:



Note: For SI units, 1 in. = 25.4 mm.

FIGURE 8.5.6.2(a) Electrical Outlet Box and Support Structure for Ceiling-Suspended (Paddle) Fan.

- (1) At a minimum of 1 ft² (0.1 m²) of free area for every 150 ft² (14 m²) of the home's floor area
- (2) Except in arid regions with dry soil conditions, the following shall be permitted:

- (a) A uniform 6-mil (0.15 mm) polyethylene sheet material or other acceptable vapor barrier material shall be permitted to be installed on the ground surface beneath the home to further reduce moisture.
- (b) Where an acceptable ground vapor barrier is installed and one such ventilation opening is within 3 ft (914.4 mm) of each corner of the home, the total area of ventilation openings shall be permitted to be reduced to 1 ft² (0.1 m²) for every 1500 ft² (140 m²) of the home's floor area.

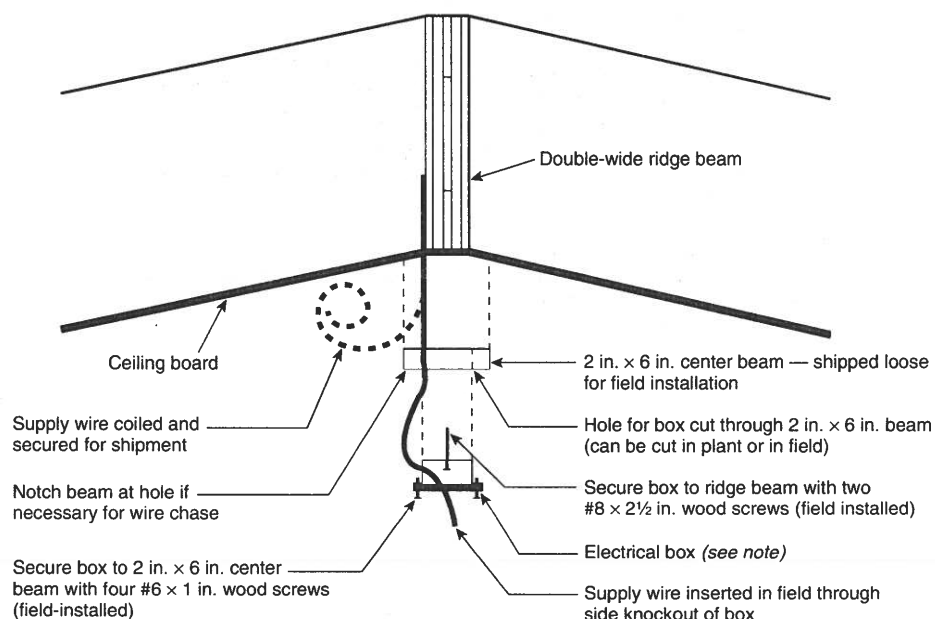
8.8.2.2 Ventilation openings shall be placed at or near each corner of the home and as high as practicable.

8.8.2.3 Openings shall be located on at least two opposite sides to provide cross-ventilation.

8.8.3 Access opening(s) not less than 18 in. (455 mm) in any dimension and not less than 3 ft² (0.28 m²) in area shall be provided and shall be located so that any water supply and sewer drain connections located under the home are accessible for inspections.

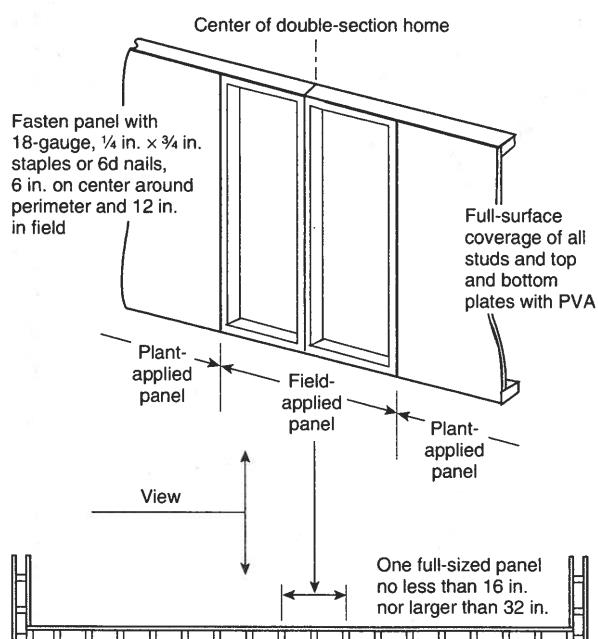
8.8.4 Dryer vents, air conditioning condensation drains, and combustion air inlets shall pass through the skirting to the outside.

8.9 Telephone and Cable TV. Telephone and cable TV wiring shall be installed in accordance with acceptable wiring practices.



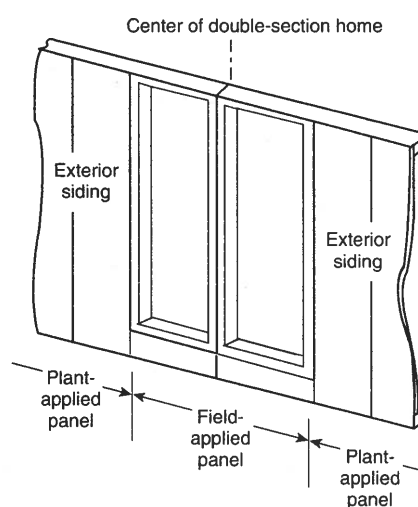
Notes:

1. Applicable to U.L.-listed paddle fan with a swivel-type mounting bracket.
2. For SI units, 1 in. = 25.4 mm.

FIGURE 8.5.6.2(b) Ceiling-Suspended (Paddle) Fan Installation).

Notes:

1. Specific designs must be approved by a Design Approval Primary Inspection Agency (DAPIA).
2. For SI units, 1 in. = 25.4 mm.

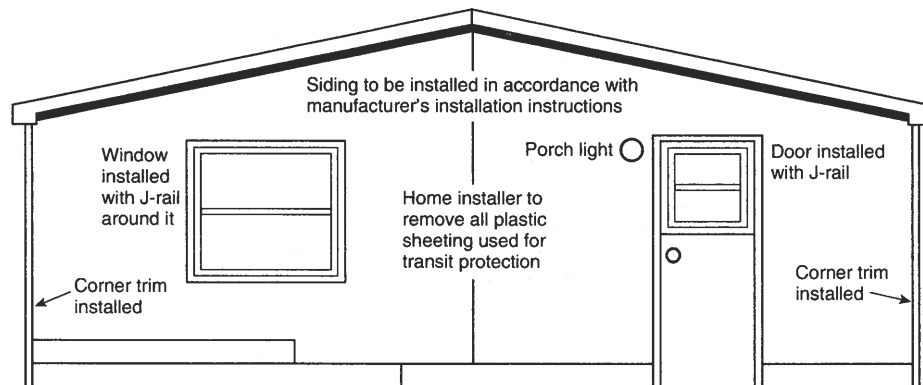
FIGURE 8.7(a) Installation of Field-Applied Interior End-Wall Panel.

Notes:

1. One full-sized panel no less than 16 in. (406.4 mm) nor larger than 32 in. (812.8 mm)
2. Fasten exterior panel to the studs in accordance with the siding manufacturer's installation instructions.

FIGURE 8.7(b) Installation of Field-Applied Wood Siding at End Wall.

8.10 Joints and Seams. Where appropriate, all joints and seams that were disturbed during relocation of the home shall be made weatherproof.



Notes:

1. Double-section homes with horizontal-lap siding can be shipped with no siding on the front and rear end walls.
2. The manufacturer will install doors/windows trimmed with J-rail and corner trim and will cover with plastic sheeting for transit. All siding, starter trim, fasteners, and vents will be shipped loose in the home for installation on setup.
3. Home installer to complete installation after home is set up, including the installation of roof vents if required.

FIGURE 8.7(c) Installation of Field-Applied Horizontal Lap Siding.

Chapter 9 Preparation of Appliances

9.1 Clothes Dryer Vent. When installed, the clothes dryer vent shall exhaust to the exterior of the home, beyond any perimeter skirting installed around it, as shown in Figure 9.1.

9.2 Comfort Cooling Systems. Comfort cooling systems shall be installed according to the manufacturer's installation instructions and applicable regulations of the authority having jurisdiction.

9.2.1 Air Conditioners.

9.2.1.1 Energy Efficiency.

9.2.1.1.1 For proper operation and energy efficiency, site-installed central air conditioning equipment shall be sized to closely match the home's heat gain, following Chapter 27 of the 1997 *ASHRAE Handbook of Fundamentals* or other nationally recognized methods. Information necessary to calculate the home's sensible heat gain can be found on the home's compliance certificate.

9.2.1.1.2 The BTU/hr rated capacity of the site-installed air conditioning equipment shall not exceed the air distribution system's rated BTU/hr capacity as shown on the home's compliance certificate.

9.2.1.2 Circuit Rating. If a manufactured home is factory provided with an exterior outlet to energize heating and/or air-conditioning equipment, the branch circuit rating on the tag adjacent to this outlet shall be equal to or greater than the minimum circuit amperage identified on the equipment rating plate.

9.2.1.3 A-Coil Units.

9.2.1.3.1 A-coil air conditioning units shall be compatible and listed for use with the furnace in the home.

9.2.1.3.2 The air conditioner manufacturer's instructions shall be followed.

9.2.1.3.3 All condensation shall be directed beyond the perimeter of the home by means specified by the equipment manufacturer.

9.2.2 Heat Pumps. Heat pumps shall be installed according to the heat pump manufacturer's instructions.

9.2.3 Evaporative Coolers.

9.2.3.1 A roof-mounted cooler shall be installed in accordance with the appliance manufacturer's instructions. The discharge grill shall not be closer than 3 ft (915 mm) from a smoke alarm.

9.2.3.2 Before installing a roof-mounted cooler, the person installing the cooler shall ensure that the roof will support the weight of the cooler.

9.2.3.3 A rigid base shall be provided to evenly distribute the cooler's weight over several rafters.

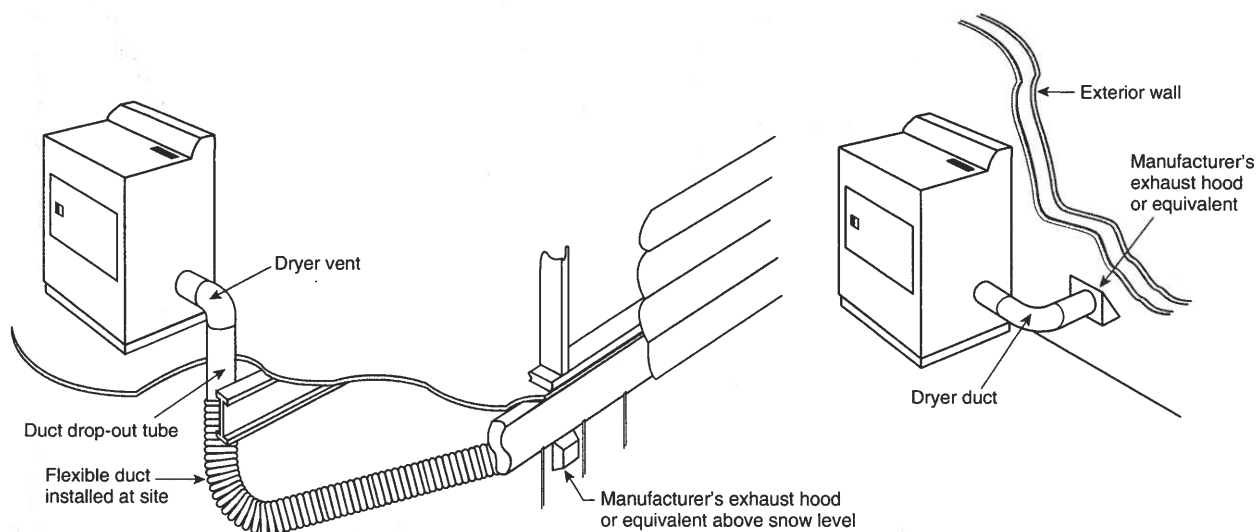
9.3 Fireplace and Wood-Stove Chimneys and Air Inlets.

9.3.1 Fireplaces and wood stoves shall be permitted to require on-site installation of additional section(s) of approved, listed chimney pipe, a spark arrestor, and a rain-cap assembly.

9.3.2 Fireplace and wood-stove chimneys and air inlets shall be installed in accordance with their listings and Figure 9.3.2.

9.3.3 All fireplaces and wood stoves installed shall be listed for use in manufactured housing.

9.3.4 For field installation, approval from the manufacturer and the authority having jurisdiction shall be required to ensure compliance with the required standards.



Notes:

1. Installation of the exhaust system must be in accordance with the dryer manufacturer's instructions.
2. Dryer exhaust system must not terminate under the home.

FIGURE 9.1 Dryer Exhaust System.

9.3.5 Minimum Extensions Above Roof. The finished chimney shall extend at least 3 ft (915 mm) above the highest point at which it penetrates the roof and at least 2 ft (610 mm) higher than any building or other obstruction located within a horizontal distance of 10 ft (3050 mm).

9.3.6 Required Components. The required components of a correctly installed chimney shall be as shown in Figure 9.3.2.

9.3.7 Combustion Air Duct Inlets.

9.3.7.1 Combustion air intake ducts shall end just below the bottom covering of the floor.

9.3.7.2 The ducts shall be extended to the outside when the home has a basement or crawl space.

9.3.7.3 The air intake ducts shall not be installed in a garage.

9.3.7.4 The combustion air inlet shall not be allowed to drop material from the hearth to the area beneath the home.

9.3.7.5 The inlet damper shall be located above the expected snow level, as shown in Figure 9.3.2.

9.4 Range, Cooktop, and Oven Venting.

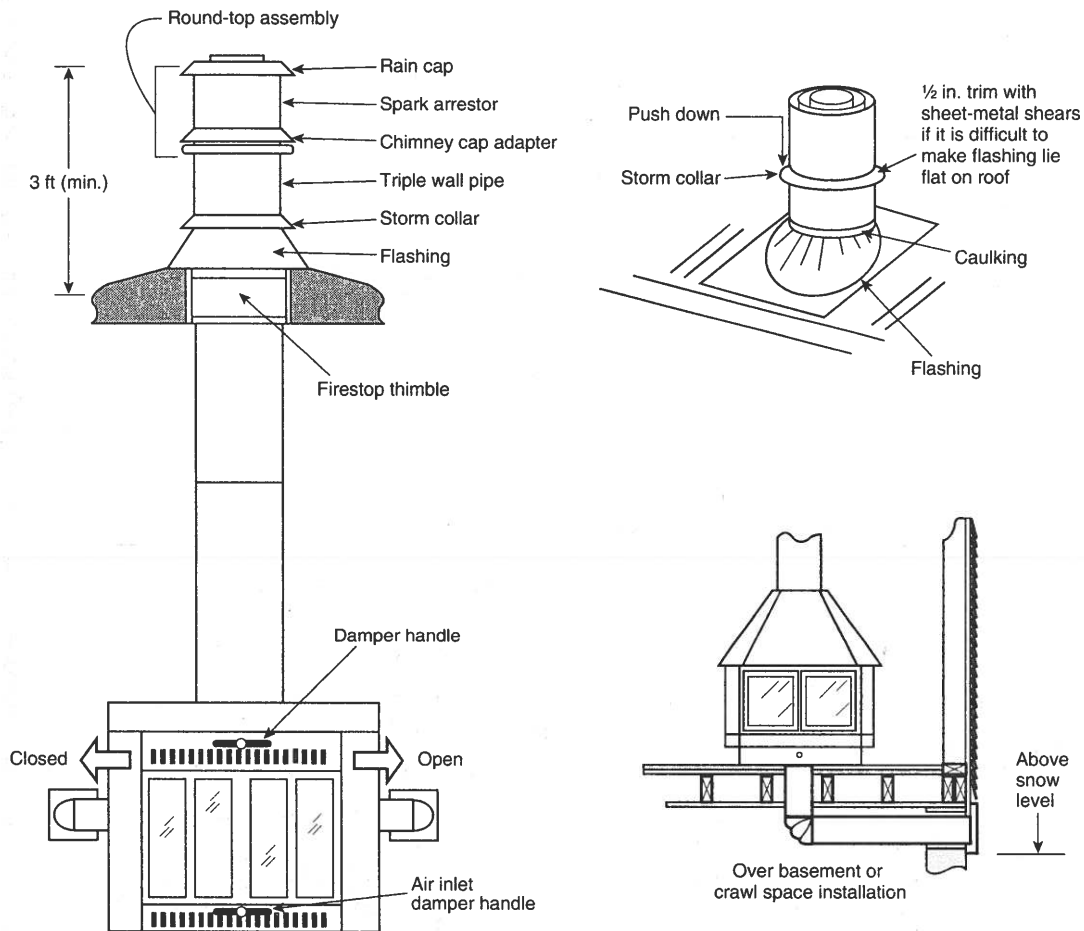
9.4.1 If the home is equipped with a combination range (cooktop)/grill or oven that contains its own exhaust system, the vent shall exhaust to the exterior of the home.

9.4.2 When the vent exhausts through the floor and if perimeter skirting is installed, the vent shall extend through the exterior perimeter of the home.

9.5 Flood Hazard Areas.

9.5.1 Outside Appliances. Appliances installed on the manufactured home site shall be anchored and elevated to or above the same elevation as the lowest elevation as the lowest floor of the home.

9.5.2 Air Inlets. Air inlets shall be located at or above the same elevation as the lowest elevation as the lowest floor of the home.



Note: For SI units, 1 in. = 25.4 mm; 1 ft = 0.3048 m.

FIGURE 9.3.2 Installation of Fireplace or Wood Stove Chimney.

Chapter 10 Utility System Connection and Testing

10.1 Proper Procedures.

10.1.1 The authority having jurisdiction shall be consulted before connecting the manufactured home to any utilities.

10.1.2 Where required, only qualified personnel familiar with local codes shall be permitted to make utility site connections and conduct tests.

10.2 Water Supply.

10.2.1 Maximum Supply Pressure and Reduction. When the local water supply pressure exceeds 80 psi (0.6 MPa) to the manufactured home, a pressure-reducing valve acceptable to the authority having jurisdiction of a bypass type shall be installed.

10.2.2 Connection Procedures.

10.2.2.1 Mandatory Shutoff Valve.

10.2.2.1.1 An accessible shutoff valve shall be installed between the water supply and the inlet in a manner acceptable to

the authority having jurisdiction, as shown in Figure 10.2.2.1.1.

10.2.2.1.2 The water riser for the shutoff valve connection shall be permitted to be located underneath or adjacent to the home.

10.2.2.1.3 The shutoff valve shall be a full-flow gate or ball valve, or valve acceptable to the authority having jurisdiction.

10.2.2.2 Crossovers.

10.2.2.2.1 Multisection homes with plumbing in both sections shall require water-line crossover connections, as shown in Figure 10.2.2.2.1.

10.2.2.2.2 The shipping caps shall be removed from the water lines, and the crossover connectors provided with the home shall be installed.

10.2.2.2.3 If freezing could occur, the water connectors shall be wrapped with insulation.

10.2.3 Freezing Protection.

10.2.3.1 Necessity. In areas subjected to subfreezing temperatures, exposed sections of water supply piping, shutoff valves,

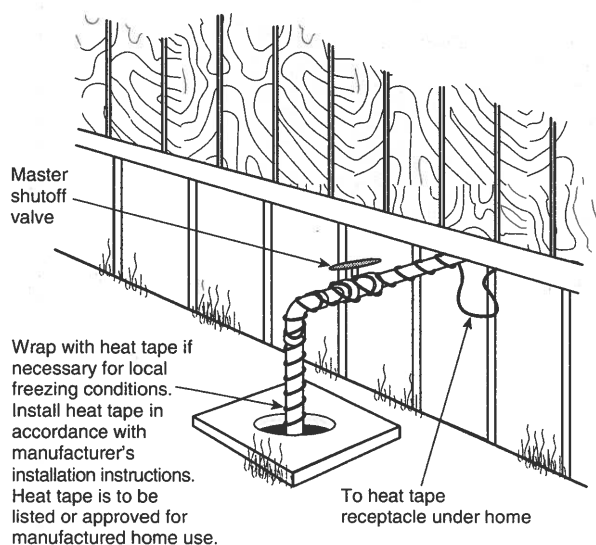
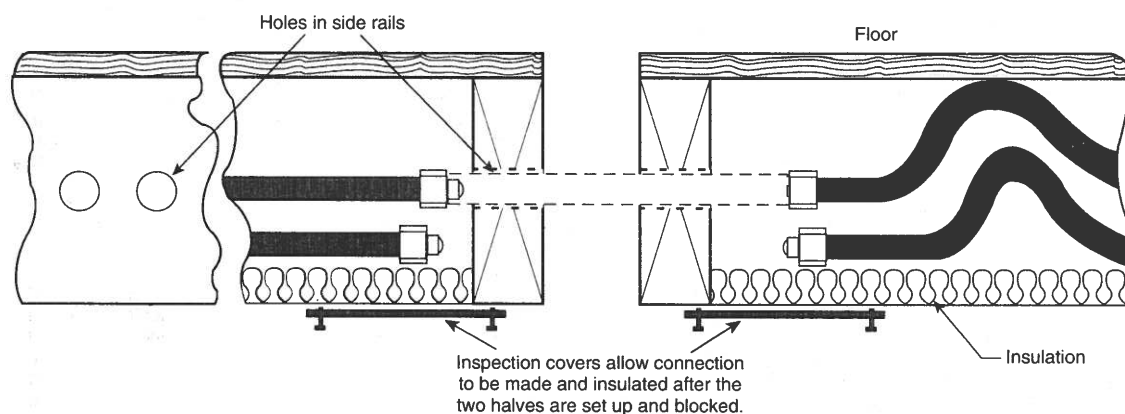


FIGURE 10.2.2.1.1 Typical Water Connection.



Note: If freezing conditions exist, wrap water connector with insulation. Use water connectors supplied by manufacturer, where applicable.

FIGURE 10.2.2.2.1 Typical Water-Line Crossover Connection.

pressure reducers, and pipes in water heater compartments with uninsulated doors shall be protected from freezing using a method acceptable to the authority having jurisdiction.

10.2.3.2 Use of Pipe Heating Cable. Only pipe heating cable listed for manufactured home use shall be permitted to be used and shall be installed in accordance with the manufacturer's installation instructions.

10.2.4 Testing Procedures.

10.2.4.1 The water system shall be rechecked for leaks at the installation site.

10.2.4.2 The test shall be made by subjecting the system to air or water at 100 psi (0.7 MPa) for 15 minutes without loss of pressure.

10.3 Drainage System.

10.3.1 Assembly and Support. If portions of the drainage system were shipped loose, they shall be installed in accordance with the manufacturer's instructions.

10.3.2 Proper Slopes. Drains shall be installed in accordance with 10.3.2.1 or 10.3.2.2.

10.3.2.1 Drain lines shall slope at least $\frac{1}{4}$ in./ft (19.7 mm/m) unless otherwise noted on the schematic diagram, as shown in Figure 10.3.2.1, or in a manner acceptable to the authority having jurisdiction.

10.3.2.2 A slope of $\frac{1}{8}$ in./ft (9.8 mm/m) shall be permitted when a clean-out is installed at the upper end of the run.

10.3.3 Connector Sizes. The main drain line shall be connected to the site's sewer hookup, using an approved elastomer coupler, as shown in Figure 10.3.3, or in a manner acceptable to the authority having jurisdiction.

10.3.4 Crossovers. Drainage line crossovers in multisection homes shall be connected in accordance with the manufacturer's instructions.

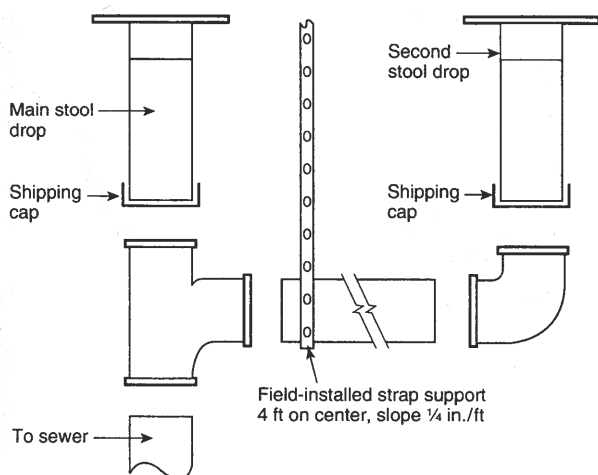
10.3.5 Testing Procedures.

10.3.5.1 The drainage system shall be rechecked for leaks after installation at the site.

10.3.5.2 This test shall be accomplished by capping the drain line, filling it with water, and holding it 15 minutes or by running a 2 in. air pressure manometer test.

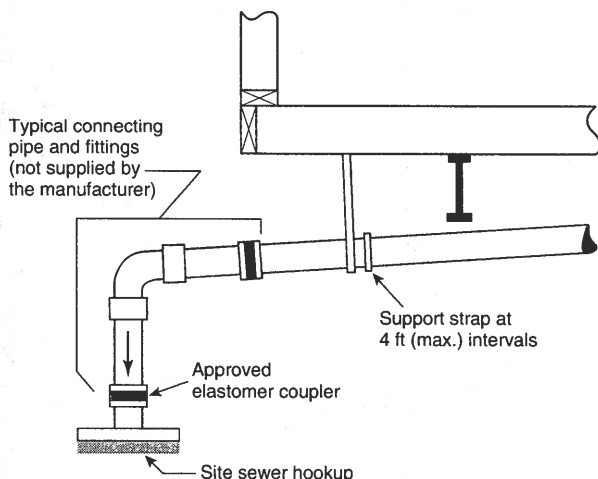
10.4 Gas Supply.

10.4.1 Conversion of Gas Appliances. A service person acceptable to the authority having jurisdiction shall convert the appliance from one type of gas to another, following the instructions provided by the manufacturer of each appliance.



Note: For SI units, 1 ft = 0.3048 m; 1 in. = 25.4 mm.

FIGURE 10.3.2.1 Drain Pipe Slope and Connections.



Notes:

1. Fittings in the drainage system that are subject to freezing, such as P-traps in the floor, are protected with insulation by the manufacturer. Insulation must be replaced if it is removed for access to the P-trap.
2. For SI units, 1 ft = 0.3048 m.

FIGURE 10.3.3 Connection to Site Sewer.

10.4.2 Orifices and Regulators. Before making any connections to the site supply, the inlet orifices of all gas-burning appliances shall be checked to ensure they are correctly set up for the type of gas to be supplied.

10.4.3 Proper Supply Pressure. The gas piping system in the home shall be designed for a pressure that is at least 10 in. of water column [5.8 oz or 0.36 psi (2.54 kPa)] and not more than 14 in. of water column [8 oz or 0.5 psi (3.5 kPa)]. If gas from any supply source exceeds, or could exceed, this pressure, a regulator shall be required to be installed.

10.4.4 Crossovers.

10.4.4.1 All crossovers and fittings shall be listed for exterior use and be of the same size as the main unit pipe.

10.4.4.2 Tools shall not be used to connect or remove the flexible connector quick-disconnect.

10.4.5 Testing Procedures. The gas system shall be retested for leaks at the installation site by personnel acceptable to the authority having jurisdiction (*see 10.4.3*).

10.4.6 Connection Procedures. Gas burning-appliance vents shall be inspected to ensure that they are connected to the appliance and that roof jacks are installed and have not come loose during transit.

10.4.7 Gas Appliance Startup Procedures.

10.4.7.1 One at a time, equipment shutoff valves shall be opened, pilot lights shall be lit, and burners shall be adjusted in accordance with each appliance manufacturer's instructions.

10.4.7.2 The operation of the furnace and water heater thermostats shall be checked and then set to the desired temperatures.

10.5 Heating Oil Systems.

10.5.1 Homes equipped with oil burning furnaces shall have their oil supply tankage and piping installed on site.

10.5.2 The oil burning furnace manufacturer's instructions shall be consulted for pipe size and installation procedures.

10.5.3 All oil storage tanks and pipe installations shall meet all applicable local regulations and shall be required to be made only by experienced personnel acceptable to the authority having jurisdiction.

10.5.4 Tank Installation Requirements.

10.5.4.1 Unless the home is installed in a community with a centralized oil distribution system, an oil storage tank shall be installed outside the home.

10.5.4.2 The tank shall be located where it is accessible to service and supply and safe from fire and other hazards.

10.5.4.3 In flood hazard areas, the oil storage tank shall be anchored and elevated to or above the design flood elevation, or anchored and designed to prevent flotation, collapse, or permanent lateral movement during the design flood.

10.5.5 Leak Test Procedure.

10.5.5.1 Before the system is operated, it shall be checked for leaks in the tank and supply piping.

10.5.5.2 The tank shall be filled to capacity with fuel, and all joints in the system shall be examined for leakage.

10.6 Electricity. A power supply shall be available at the site.

10.6.1 Description and Rating of House Wiring. The home shall be designed for connection to an electrical wiring system rated at 120/240 volts ac.

10.6.2 Electrical Equipment/Installations. All electrical equipment and installations shall be designed, constructed, and maintained in accordance with the applicable Manufactured Home Construction Safety Standards or the authority having jurisdiction, or both.

10.6.3 Testing. Each manufactured home shall be subjected to the following tests:

- (1) An electrical continuity test to ensure that metallic parts are effectively bonded.

- (2) Operational tests of all devices and utilization equipment except water heaters, electric ranges, electric furnaces, dishwashers, clothes washers/dryers, and portable appliances to demonstrate that they are connected and in working order.
- (3) Electrical polarity checks to determine that connections have been made in accordance with applicable provisions of the Manufactured Home Construction Safety Standards, or the authority having jurisdiction, or both. Visual

verification shall be an acceptable electrical polarity check.

Chapter 11 Life Safety Features

11.1 Smoke Alarms. Smoke alarms shall be functionally tested in accordance with the home manufacturer's instructions.

Index

© 2003 National Fire Protection Association. All Rights Reserved.

The copyright in this index is separate and distinct from the copyright in the document that it indexes. The licensing provisions set forth for the document are not applicable to this index. This index may not be reproduced in whole or in part by any means without the express written permission of NFPA.

- A-**
- ABS footing pad** 6.3.1.3
- Air conditioners** 8.8.4, 9.2.1
- Air inlets** 8.8.4, 9.3, 9.5.2
- Alterations** 4.2
- Installation (definition) 3.3.13
- Anchoring equipment** 3.3.2
- Definition 3.3.2
- Flood hazard areas 6.1.5
- Anchoring system** 7.5
- Definition 3.3.3
- Anchors** 7.5.2.3.1
- Definition 3.3.1
- Freezing climates 7.5.4.1
- Installation 7.5.2.4.2
- Number and location of 7.5.2.4
- Wind zones, severe 7.5.4.2
- Appliances** 10.4.1
- Gas appliances, conversion of Chap. 9
- Preparation of Chap. 9
- Venting
- Clothes dryer 9.1
- Range, cooktop, and oven 9.4
- Application of standard** 1.3
- Approved (definition)** 3.2.1
- Authority having jurisdiction (AHJ)** 3.2.2
- Definition 3.2.2
- Awnings** 8.4
- B-**
- Base flood (definition)** 3.3.4
- Base flood elevation (BFE) (definition)** 3.3.5
- Bay windows** 8.3
- Bottom board repair** 7.7.5
- C-**
- Cable TV** 8.9
- Carports** 7.6.4
- Checklists, sample** 9.3
- Chimneys, fireplace and wood-stove** 9.3
- Close-up** 7.7
- Clothes dryer vents** 8.8.4, 9.1
- Combustion air inlets** 8.8.4, 9.3.7, 9.5.2
- Comfort cooling systems** 9.2
- Concrete footings** 6.3.1.1, 6.3.2.2(4)
- Cooktop venting** 9.4
- Crawl space** 8.8.2.1
- Crossovers** 7.4
- Definition 3.3.6
- Drainage system 10.3.4
- Gas supply 10.4.4
- Water supply 10.2.2.2
- D-**
- Data plate** 4.3
- Information on 4.3.2
- Location of 4.3.1
- Definitions** Chap. 3
- Design flood (definition)** 3.3.7
- Design flood elevation (DFE) (definition)** 3.3.8
- Design zone maps** 4.4.4
- Downspouts** 5.7.4
- Drainage** 5.7, 7.1(4), 10.3
- Ductwork crossovers** 7.4.2
- E-**
- Eaves, hinged** 8.2
- Electrical systems** 4.4.1, 10.6; *see also* Lighting and light fixtures
- Air conditioning system 9.2.1
- Ceiling fans 8.5.6
- Garage 7.6.4.3
- Encroachments** 5.2
- Evaporative coolers** 9.2.3
- Expanding rooms** 7.6.3
- Exterior siding** 7.7.2
- Close-up 8.5.4
- Light fixture, installation of 8.5.4
- Optional 8.7, Fig. 8.7(b), Fig. 8.7(c)
- F-**
- Fans** 8.5.6
- Ceiling 8.2.2
- Exhaust 7.7
- Finishing** 8.2.2, 9.3
- Fireplaces** 5.3, 7.6.2
- Fire separation distances** 6.3.2.2
- Floating slab footing system** 3.3.10
- Flood damage resistant material (definition)** 1.3.6
- Flood hazard areas** 7.5.4.3
- Anchors for 9.5
- Appliance installation in 3.3.9
- Definition 6.1.5, 6.5.1
- Foundations 10.5.4.3
- Oil storage tank 1.3.6.3, 4.1.2
- Preinstallation considerations in 3.3.10
- Flood hazard map (definition)** 4.4.1
- Floor plan** 5.6, 5.8.3, 6.3, 6.3.2.2(2), 6.3.2.2(4)
- Footings** 6.3.1
- Acceptable types of 6.3.4
- Combination systems 3.3.11
- Definition 6.3.2.2
- Floating slab system 6.3.2
- Freezing climates, placement in 1.3.6.4
- General elevation and foundations requirements in 6.3.2.3
- Insulated foundations 6.3.3
- Sizing of Chap. 6; *see also* Footings; Piers
- Foundations** 6.4
- Permanent 6.5
- Special considerations 6.5.1
- Flooding, areas prone to 6.5.2
- Snow load 7.5.4.1
- Freezing climates** 6.3.2
- Anchors for 10.2.3
- Footing placement in Fig. 6.3.2.1.3
- Water supply protection 8.2.2, 10.4.7.2, 10.5.1, 10.5.2
- Frost penetration map** 8.2.2, 10.4.7.2, 10.5.1, 10.5.2
- Furnaces** 7.6.4
- G-**
- Garages** 7.6.4

Garden windows	8.3
Gas supply	<i>see</i> Manufactured home gas supply
Ground covers	5.8.2, 5.8.3
Grounding of light fixtures	8.5.2
Ground moisture control	5.8
Gutters	5.7.4
Gypsum wallboard, unfinished	7.7.4

-H-

Heating oil systems	10.5
Heat pumps	9.2.2
Hinged roofs and eaves	8.2
Home installation manual supplements	4.4.3

-I-

Installation	
Considerations	4.4
Definition	3.3.12
Optional features	Chap. 8
Preinstallation considerations	4.4
Installation alteration (definition)	3.3.13
Installation instructions (definition)	3.3.14
Installation procedures	Chap. 7
Anchoring instructions	7.5
Close-up/finishing	7.7
Before moving manufactured home to location	7.1
Multisection homes	
Crossover connections for	7.4
Interconnection of	7.3
Of on-site structures	7.6
Positioning of home	7.2
Insulated foundations, footings for	6.3.2.3
Interconnection of multisection homes	7.3
Interior close-up	7.7.3

-J-

Joints	8.10
--------------	------

-L-

Labeled (definition)	3.2.3
Landings	7.6.6
Lighting and light fixtures	8.5
Chain-hung fixture, installation of	8.5.2.2, Fig. 8.5.2.2
Exterior	8.5.1, 8.5.2.1, 8.5.3 to 8.5.5
Grounding of	8.5
Siding	8.5.4
Surface-mounted exterior fixture, installation of ..	8.5.3, Fig. 8.5.3
Listed (definition)	3.2.4
Lowest floor (definition)	3.3.15

-M-

Manufactured home (definition)	3.3.16
Manufactured home accessory building or structure	
Definition	3.3.17
On-site structures, installation of	7.6
Outside appliance installation, flood hazard areas	9.5.1
Manufactured home gas supply	10.4
Definition	3.3.18
Manufactured home site	
Definition	3.3.19
Preparation of	Chap. 5, 7.1(1)
Multisection homes	
Anchors	7.5.2.4.1
Crossovers	<i>see</i> Crossovers
Interconnection of	7.3
Piers for	6.2.5.4

-O-

Oil tanks and heating oil systems	10.5
---	------

Optional features	Chap. 8
Organic material, removal of	5.6
Oven venting	9.4
Over-the-roof straps	7.5.3

-P-

Panels, optional	8.7, Fig. 8.7(a)
Permanent foundations	6.4
Permits	
Issuance of	5.4
Piers	4.4.1, 6.2
Acceptable piers, materials specification of	6.2.2
Definition	3.3.20
Design procedures	6.2.4
Design requirements and capacities	6.2.3
Flood hazard areas	6.1.5
Location and spacing	6.2.5
Multisection homes, piers for	6.2.5.4
Pile/post system	6.3.2.2(3)
Pipe heating cable, use of	10.2.3.2
Plumbing stacks	8.2.2
Porches	7.6.5
Positioning of home	7.2
Preinstallation considerations	4.1
Pressure-treated permanent wood footings	6.3.1.2

-Q-

Quick-disconnect, flexible gas connector	10.4.4.2
--	----------

-R-

Ramadas	8.4
Definition	3.3.20
Range venting	9.4
References	Chap. 2
Retroactivity of standard	1.4
Roof jacks	10.4.6
Roofs	
Chimney extension above	9.3.5
Hinged	8.2

-S-

Scope of standard	1.1
Seams	8.10
Separation distances	5.3
On-site structures	7.6.2
Setback distances	5.2
Sewer drain connections	8.8.3
Shall (definition)	3.2.5
Should (definition)	3.2.6
Shutoff valves, water supply	10.2.2.1
Sidewall straps	7.5.3
Siding	<i>see</i> Exterior siding
Site	<i>see</i> Manufactured home site
Skirting	5.8.1, 6.3.2.3.1, 8.8
Definition	3.3.22
Slabs	6.3.2.2, 6.3.2.2(2)
Sloped sites, drainage of	5.7.2.2
Smoke alarms	11.1
Snow load	6.5.2
Soil conditions	5.5
Stabilizing device (definition)	3.3.23
Stairways	7.6.6
Standard (definition)	3.2.7
Steps	7.6.6
Straps, side-wall or over-the-roof	7.5.3
Structures	
Definition	3.3.24
Drainage	5.7.3
On-site structures, installation of	7.6

Substantial damage (definition)	3.3.25
Substantial improvement (definition)	3.3.26
Support systems	7.1(2)
Definition	3.3.27
Flood hazard areas	6.1.5

-T-

Tanks, oil	10.5
Telephone	8.9
Term use	1.5
Tests, utilities	<i>see</i> Utility connection
Tie	<i>see also</i> Anchoring equipment
Diagonal (definition)	3.3.28.1
Vertical (definition)	3.3.28.2
Tie-down straps	7.5.2.3.2
Transporter, access for	5.1
TV, cable	8.9

-U-

Utility connection	Chap. 10
Definition	3.3.29
Drainage system	10.3
Electrical system	10.6
Gas supply	10.4
Heating oil systems	10.5
Proper procedures	10.1
Tests	10.1.2
Drainage system	10.3.5

Electrical system	10.6.3
Gas supply	10.4.5
Heating oil systems	10.5.5
Water supply	10.2.4
Water supply	10.2
Utility connections	7.1(3)
Utility crossovers	7.4.1
Drainage system	10.3.4
Gas supply	10.4.4
Water supply	10.2.2.2
Utility schematics	4.4.2

-V-

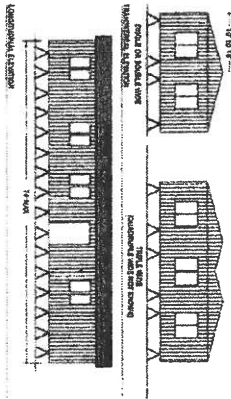
Valves, water supply	10.2.1, 10.2.2.1
Vapor barrier	8.8.2.1(2)
Vapor retarder	5.8.1
Ventilation options	8.6, 8.8.2
Venting	
Clothes dryer	9.1
Range, cooktop, and oven	9.4
Vent stacks	8.2.2

-W-

Water heaters	8.2.2, 10.4.7.2
Water supply	8.8.3, 10.2
Wind, security against	7.5.1, 7.5.4.2
Windows, garden and bay	8.3
Wood-stove chimneys	9.3

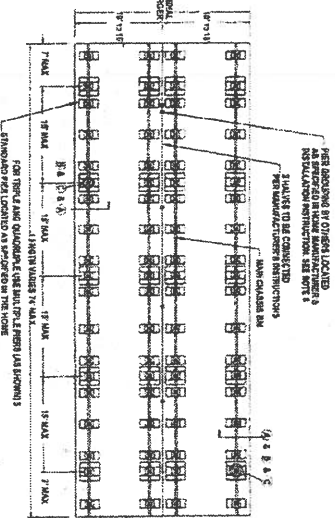
MOBILE HOME FOUNDATION SYSTEM

IN COMPLIANCE WITH 2018 CBC & CALIFORNIA ADMINISTRATIVE CODE TITLE 25, CHAPTER 2 & 2.2.

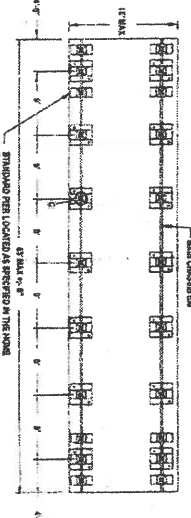


K TYPICAL FOUNDATION PLAN DOUBLE WIDE

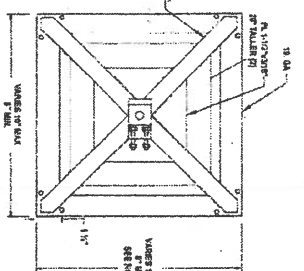
FOR DOUBLE WIDE MOBILE HOMES, THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.



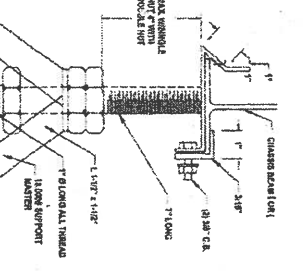
J TYPICAL FOUNDATION PLAN FOR SINGLE WIDE



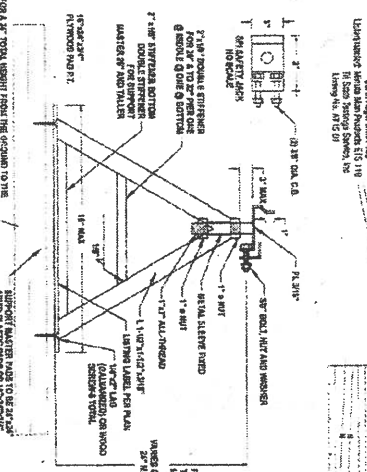
B SUPPORT MASTER & SPI SAFETY JACK



C SUPPORT MASTER & SPI SAFETY JACK

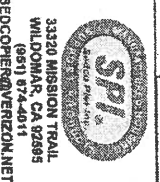


A FIELD JACK BRACE



NOTES AND SPECIFICATIONS

1. MATERIALS: STEEL, BRASS, AND ALUMINUM SHALL BE USED AS SPECIFIED IN THE SPECIFICATIONS.
2. ALL WELDING SHALL BE ACCORDING TO THE 2018 CALIFORNIA WELDING SOCIETY WELDING CODE.
3. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
4. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
5. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
6. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
7. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
8. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
9. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
10. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
11. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
12. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
13. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
14. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
15. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
16. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
17. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
18. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
19. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
20. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN. THE FOUNDATION SYSTEM SHALL BE INSTALLED AS SHOWN IN THIS PLAN.



FD1

MOBILE HOME FOUNDATION SYSTEM

PACIFIC CONSULTING ENGINEERS
9739 North Vista Dr. • Kingman, AZ 86401



DECLARATION OF RESTRICTIONS

TRACT 525

THIS DECLARATION, made this ____ day of ____, 195_ by Salton Heights Development Company, a California corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS the Declarant is the owner of that certain Tract No. 525, Imperial County, California, as per plat thereof recorded in Book ____, Pages ____, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 525, above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

- I. That all of the lots in said tract shall be designated as R-1 and shall be used, occupied and improved as single residence lots under the conditions as hereinafter set forth under Zone R-1 Regulations.

II. GENERAL:

No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans, showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of \$5.00 have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of C. W. Burmood, George McCarthy and August Damon, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of Salton Riviera, In It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portion of the structure.

COMMITTEE
OF
ARCHITECTURE

It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review application and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other form of deviation from those restrictions imposed by this declaration, when such exception, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.

**SEWAGE
DISPOSAL**

~~All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, per specifications attached hereto and made a part hereof. In the event additional pits are found necessary to properly disperse the fluids and a greater area shall be taken in the front yard and properly connected to that in rear. In the event a lot is used for a multiple unit dwelling, each unit shall be served by a separate septic tank and leeching pit or pits. The responsibility for determining the need for additional pits shall be vested in the Desert Shores Community Services District. The community services District is vested with the responsibility and authority for the enforcement of these provisions.~~

Under California Health and Safety Code (Section 5000) and California Government Code (Section 54300), all buildings shall connect with wastewater collection system where available. When wastewater collection system is unavailable, a leeching septic tank system may be until such time as the wastewater collection system becomes available at which time connection will be mandatory.

III. RESIDENTIAL ZONE

As used in this declaration, "Residential Zones" means zones R-1, R-2, and R-3.

A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.

**STORAGE
OF
MATERIALS**

In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.

LIVESTOCK

A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.

SIGNS

No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.

**TEMPORARY
BUILDINGS**

No temporary buildings, basement, cellar, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.

**TRAILER
USE**

A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.

**BUILDING
EXTERIOR**

The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion of shall have color mixed in the final structural application.

PLUMBING

Residences shall have complete and approved plumbing installations before occupancy.

**TEMPORARY
OFFICES**

A temporary Real Estate tract office, for the purpose of conducting the sale of property in the sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, be either removed or sued for a purpose permitted in the zone in which it is located.

**STORAGE
OF
TOOLS
AND
TRASH**

The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period, not to exceed eighteen hours, prior to pick up.

ZONE R-1 REGULATIONS

I. PROPERTY IN ZONE R-1 MAY BE USED FOR:

**R-1
USES**

A single family residence, together with outbuildings customary to such use, located on the same lot of parcel of land, including:

- A private garage with a capacity not to exceed three (3) automobiles.
- A boat repair or storage building for the personal use of the occupant.
- A children's playhouse.
- Lath or greenhouses.
- Tool houses.
- Hobby shops not used commercially.

The following auxiliary uses, if they do not alter the character of the premises as single family residences:

**AUXILIARY
USES**

One detached guest house on the same premises as, and not less than twenty (20) feet from the main building, for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.

FENCES

Fences, walls or hedges may be erected, started or maintained to a height of 72" above the adjacent grade, when used as a property line or boundary separation, except that no

fence, wall or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.

II. BUILDING SETBACKS:

IMPERIAL COUNTY TITLE 9 REGULATIONS MAY BE USED INSTEAD

FRONT SETBACK

Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet and a maximum depth of thirty five (35) feet from the front property line to the furthest structural projection, including eaves, overhangs, porches of any building of structure.

SIDE YARD SETBACK

Side yard setbacks. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, except that on corner lots a setback, equal to the narrowest width of the lot facing a street, shall be maintained from any portion of the furthest structural projection to the property line facing and parallel to the street adjacent to the longest side of the lot. In no case shall this required setback equal less than ten (10) feet nor more than thirty-five (35) feet. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street, if detached.

REAR SETBACK

Rear yard setback. A rear yard shall be maintained of at least twelve (12) feet from property line to furthest structural projection, excepting fences, walls and hedges when used as a boundary line separation, which shall be ten (10) feet from the rear property line.

III. VEHICLE STORAGE:

VEHICLE STORAGE

Every dwelling or other structure in Zone R-1, designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land automobile storage space conveniently accessible from the and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.

IV. SUBDIVISION OF LOTS:

LOT SPLIT

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances, whether for lease, sale, or rental purposes.

I. REQUIRED LAND AREA:

REQUIRED LAND AREA

A person shall not erect, construct, occupy or use more than one single family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each residence.

AMENDMENT TO DECLARATION OF RESTRICTIONS: (Continued)

ZONE R-2 REGULATIONS:

1. PROPERTY IN ZONE R-2 MAY BE USED FOR:

- A. Any use permitted in Zone R-1, except that a private garage may have a capacity of five (5) automobiles.
- B. A two-family residence, not over two stories in height, together with the outbuildings customary to such uses located on the same lot or parcel of land.

2. BUILDING SETBACKS:

- A. Front yard, side yard and rear yard setbacks shall conform to those imposed in Zone R-1.

3. VEHICLE STORAGE:

- A. Vehicle storage shall conform to those requirements imposed in Zone R-1, except that the vehicle capacity shall be sufficient to accommodate one automobile for each family for the permanent housing of which each dwelling of structure on the property is designed.

4. SUBDIVISION OF LOTS:

Subdividing lots or parcels of land into smaller areas shall be prohibited for any purposes uses, whether for sale, lease or rent.

5. REQUIRED LAND AREA:

A person shall not erect, construct, occupy or use more than one two-family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each single family residence.

6. REQUIRED BUILDING AREA:

Notwithstanding other requirements imposed by these restrictions 1-A, the Committee of Architecture shall, in two-family residences, require not less than five hundred (500) square feet of living area for each one bedroom unit, or not less than six hundred (600) square feet of living area for each two bedroom unit, in addition to a minimum floor area of four hundred (400) square feet of attached garage, attached carport, covered porches, covered contiguous patios, etc.

AMENDMENT TO DECLARATION OF RESTRICTIONS

TRACT NO. 525

THIS AMENDMENT, made by SALTON HEIGHTS DEVELOPMENT CO., a California Corporation, having its principal place of business in the city of Azusa, County of Los Angeles, California, hereinafter referred to as the Declarants,

WHEREAS, the Declarants are the owners of all the lots in that certain tract SALTON HEIGHTS DEVELOPMENT CO., Imperial County, California, as per map recorded in Book 3 at Page 1 of final maps, records of said County, and,

WHEREAS, SALTON HEIGHTS DEVELOPMENT CO., is the Declaration of Restrictions recorded May 6, 1958, in Book 991, Page 167, in Official Records of said County and desires to amend Paragraph I of said Restrictions to read as follows:

- I. Use of Lot 1 of Block 1 and Lot 21 of Block 18 shall be restricted to use for school purposes.
 - A. That Lots 1 through 18, inclusive of Block 12, and Lots 15 through 25, inclusive of Block 4, shall be designated as R-2 multiple residence lots and shall be used, occupied and improved for multiple residence purposes under ZONE R-2 REGULATIONS, which shall be attached to and become part of this amendment.
 - B. That all remaining lots within said tract shall be designated as R-1 and shall be used, occupied, and improved as single residence lots under the conditions as hereinafter set forth under ZONE R-1 REGULATIONS.

That all other terms and conditions in said original Declaration of Restrictions shall remain unchanged.

IN WITNESS WHEREOF, SALTON HEIGHTS DEVELOPMENT CO., has caused its corporate name and seal to be hereunto affixed by its Officers thereunto duly authorized this 13th day of June, 1958.

SALTON HEIGHTS DEVELOPMENT CO.

By _____

By _____

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and covenants, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences, clauses or phrases, are or shall become or be illegal, null or void.

PROVIDED FURTHER, that if any owner of any lot in said property, or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof, but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON HEIGHTS DEVELOPMENT CO. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this ____ day of ____, 195__.

(owner) SALTON HEIGHTS DEVELOPMENT CO.

By _____

By _____

LOS ANGELES OFFICE
Room 8003 State Building
107 South Broadway
SAN DIEGO OFFICE
415 Orpheum Theatre Building

EDMUND G. BROWN, Governor
STATE OF CALIFORNIA
Division of Real Estate
W. A. SAYAGE, Commissioner
MAIN OFFICE
1015 L Street, Sacramento 14

SAN FRANCISCO OFFICE
Room 2033, 350 McAllister Street
OAKLAND OFFICE
Room 6040, 1111 Jackson Street
FRESNO OFFICE
Room 3084, State Building
2550 Mariposa Street

~~THIRD AMENDED~~ FINAL
SUBDIVISION PUBLIC REPORT

ON
TRACT NO. 525
IMPERIAL COUNTY, CALIFORNIA
RES. NO. 1983-SD

Note—Read This Report Before Buying!

This Report Is Not an Approval or Disapproval of This Subdivision

It reflects information obtained by the Division of Real Estate in its investigation of said tract.

The Commissioner does not regulate or govern the size of parcels, drainage, sanitation, water, and the physical aspects of subdivisions. All such matters are regulated and passed on by the local public bodies and officials.

OCTOBER 25, 1961

SPECIAL NOTES

1. THIS IS A SPECULATIVE SUBDIVISION AND VALUES WILL DEPEND ON GROWTH IN THE AREA. PROMOTION COSTS OF SUCH SUBDIVISIONS ARE ORDINARILY HIGH. AS A RESULT, PURCHASERS SHOULD NOT EXPECT TO BE ABLE TO RESELL THEIR LOTS AT A PROFIT OR EVEN FOR AS MUCH AS THE ORIGINAL SALES PRICES UNTIL OR UNLESS THE AREA DOES DEVELOP.

2. MOST REGULATED FINANCIAL INSTITUTIONS WILL NOT LEND MONEY FOR CONSTRUCTION IN SUCH UNDEVELOPED AREAS. ?

3. CONTRACTS OF SALE WILL BE USED. UNLESS THE SELLER'S SIGNATURE IS NOTARIZED, THE CONTRACT CANNOT BE RECORDED AND THE PURCHASER'S INTEREST MAY BE JEOPARDIZED.

PURCHASERS' INTERESTS ARE FURTHER JEOPARDIZED IN THE CONTRACTS USED IN THIS SUBDIVISION DUE TO A PROVISION THAT THE ENTIRE UNPAID BALANCE MAY BE DUE IF THE CONTRACT IS RECORDED.

4. IN MANY INSTANCES MINERAL, OIL, GAS AND WATER RIGHTS ARE RESERVED TOGETHER WITH THE RIGHT OF ENTRY TO PROSPECT FOR AND REMOVE THESE PRODUCTS.
5. ON ALL PROPERTIES BELOW THE MINUS 220-FOOT CONTOUR, FLOODING EASEMENTS IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT AND IMPERIAL COUNTY EITHER EXIST OR WILL BE REQUIRED BEFORE THE COUNTY WILL ISSUE BUILDING PERMITS.
6. NO SEWAGE DISPOSAL PLANT OR A COMPLETE SEWAGE DISPOSAL SYSTEM THROUGHOUT THESE TRACTS HAS BEEN INSTALLED.
7. ELECTRICITY AND TELEPHONE LINES HAVE BEEN BROUGHT INTO THE AREA BUT THESE SERVICES ARE NOT EXTENDED THROUGHOUT THE TRACTS. EXTENSIONS MAY BE MADE AT PURCHASERS EXPENSE. NO PUBLIC GAS LINES TO THE AREA ARE AVAILABLE.

ADDITIONAL INFORMATION FOLLOWS IN NARRATIVE FORM:

SUBDIVIDER: Salton Heights Development Co., a California corporation.

LOCATION AND SIZE: In Imperial County, on the west side of Salton Sea, between Salton Sea and Highway 99. It is approximately 30 miles southeast of Indio. Approximately 485 acres divided into 1,108 parcels.

STREETS: Streets are to be improved to Imperial County standards and will be maintained by Imperial County.

CLIMATE: This area, as in other California desert areas, is subject to occasional strong winds. In the summer it gets very hot and the nearness to the Salton Sea and irrigated area of Imperial Valley makes Salton City very humid in extreme hot weather.

WATER: The Coachella Valley County Water District has agreed to furnish water to each lot in this tract. This county water district may levy taxes to finance projects to install and maintain water system within the district.

PURCHASE MONEY HANDLING: The subdivider has certified that all moneys will be impounded in Trust Account, Bank of America, Azusa branch, until the contracts of sale are signed and delivered to the purchaser. There are trust deeds in the amounts of \$193,264 and \$304,700 covering all the lots in this subdivision. However, arrangements have been made to release any lot upon full payment of the contract price by a purchaser.

CONTRACTS OF SALE: In addition to the Special Notes on Contracts on page 1, the contracts used require written consent of the seller to transfer the contract, and a provision that all money paid in and all rights are forfeited by the buyer if he does not comply with the terms of the contract.

ELECTRICITY: Is not installed to all lots at this time.

GAS: No public gas lines are available.

TELEPHONE: Telephone service is not installed at this time.

NOTE: Considerable expense may be involved to extend any of the above utilities to lots within this subdivision.

SEWAGE DISPOSAL: Soil conditions are not favorable for septic tanks and cess-pools except on a temporary basis. This form of sewage disposal may not function properly as the area develops. Contracts have been entered into providing for the payment of certain monies by the subdividers to the Community Services District for the eventual installation of a community sewer system. The Division of Real Estate does not have the engineering personnel to determine the requirements of such a system or the costs involved. There is no assurance as to when or if each and every lot in this subdivision will receive the services of a sewage system.

FIRE PROTECTION: The Salton Community Services District has agreed to furnish fire protection. A volunteer fire department has been organized and the subdivider has agreed to install some fire hydrants.

MISCELLANEOUS: It is approximately:

30 miles to the high school;
15 miles to the grammar school;
30 miles to Indio for complete shopping facilities.

School bus service is available to both schools.

Note: Purchasers should contact the local school board regarding school facilities and bus service.

FD:ab

Salton Community Services District

Architectural Committee Building Approval Form

Plan# 3079

Chartered by Chapter 59 of 1985 Codes and Laws - state of CA
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: _____ Disapproved: _____ Date: _____ Expiration Date: _____

Architectural Committee Review Fees:

Existing Building Additions: \$50.00 ☒ Check# 7903
New Construction: \$50.00 _____ Check# _____
Sewer Capacity Fee: \$1000.00 _____ Check# _____
Sewer Connection Fee: \$2700.00 _____ Check# _____ (Deposit) _____

(Capacity Fee/Connection Fee Payable at time of sewer connection. Plan Approval fee and Developer fee due at time of plan submission)
THIS APPROVAL MEETS ALL SCSD CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.

ARCHITECTURAL PLAN REVIEW:

Michael Friese: _____ Approved: _____ Disapproved: _____ Date: _____

Ercik Cervantes _____ Approved: _____ Disapproved: _____ Date: _____

John Connelly _____ Approved: _____ Disapproved: _____ Date: _____

Kenneth Perry _____ Approved: _____ Disapproved: _____ Date: _____

Lizabeth Flowers _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: 2599 BUTTE AVE. City: SALTON CITY CA. 92274

Lot# 40 Block# 9 Tract# 549 Zone: _____

APN: D09-142-003 Lot Size: 19,063

Living Area

Dimensions: Width: See PLAN Length: _____ Total Square Feet: 1600 Sq FT

Patios 14'2 1/2" 21' = 298
6' 7' = 42

Dimensions: Width: _____ Length: _____ Total Square Feet: 340 Sq FT

Carport or Garage

Dimensions: Width: See PLAN Length: _____ Total Square Feet: 714 Sq FT

Room Addition

Dimensions: Width _____ Length: _____ Total Square Feet: _____

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: _____ Expected Date of Delivery: _____

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

Chris Redding
Owner's Signature

Chris Redding
Owner's Name (Printed)

951 956-6350
Daytime Phone Number

2599 BUTTE AVE. SALTON CITY CA. 92274
Address, City, State, Zip Code

A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval

Salton Community Services District

Architectural Committee Building Approval Form

Plan# _____

Chartered by Chapter 59 of 1985 Codes and Laws - state of CA
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: _____ Disapproved: _____ Date: _____ Expiration Date: _____

Architectural Committee Review Fees:

Existing Building Additions: \$50.00 ☒ Check# 7903
New Construction: \$50.00 _____ Check# _____
Sewer Capacity Fee: \$1000.00 _____ Check# _____
Sewer Connection Fee: \$2700.00 _____ Check# _____ (Deposit) _____

(Capacity Fee/Connection Fee Payable at time of sewer connection. Plan Approval fee and Developer fee due at time of plan submission)
THIS APPROVAL MEETS ALL SCSD CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.

ARCHITECTURAL PLAN REVIEW:

Michael Friese: _____ Approved: _____ Disapproved: _____ Date: _____

Ercik Cervantes _____ Approved: _____ Disapproved: _____ Date: _____

John Connelly _____ Approved: _____ Disapproved: _____ Date: _____

Kenneth Perry _____ Approved: _____ Disapproved: _____ Date: _____

Lizabeth Flowers _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: 2599 BUTTE AVE. City: SALTON CITY CA- 92274

Lot# 40 Block# 9 Tract# 549 Zone: _____

APN: D09-142-003 Lot Size: 19,063

Living Area

Dimensions: Width: See PLAN Length: _____ Total Square Feet: 1600 Sq FT

Patio 14' 2 1/2" 21' = 298

6' 7' = 42

Dimensions: Width: _____ Length: _____ Total Square Feet: 340 Sq FT

Carport or Garage

Dimensions: Width: See PLAN Length: _____ Total Square Feet: 714 Sq FT

Room Addition

Dimensions: Width _____ Length: _____ Total Square Feet: _____

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: _____ Expected Date of Delivery: _____

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

Chris Redding
Owner's Signature

Chris Redding
Owner's Name (Printed)

951 956-6360
Daytime Phone Number

2599 BUTTE AVE. SALTON CITY CA. 92274
Address, City, State, Zip Code

A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval

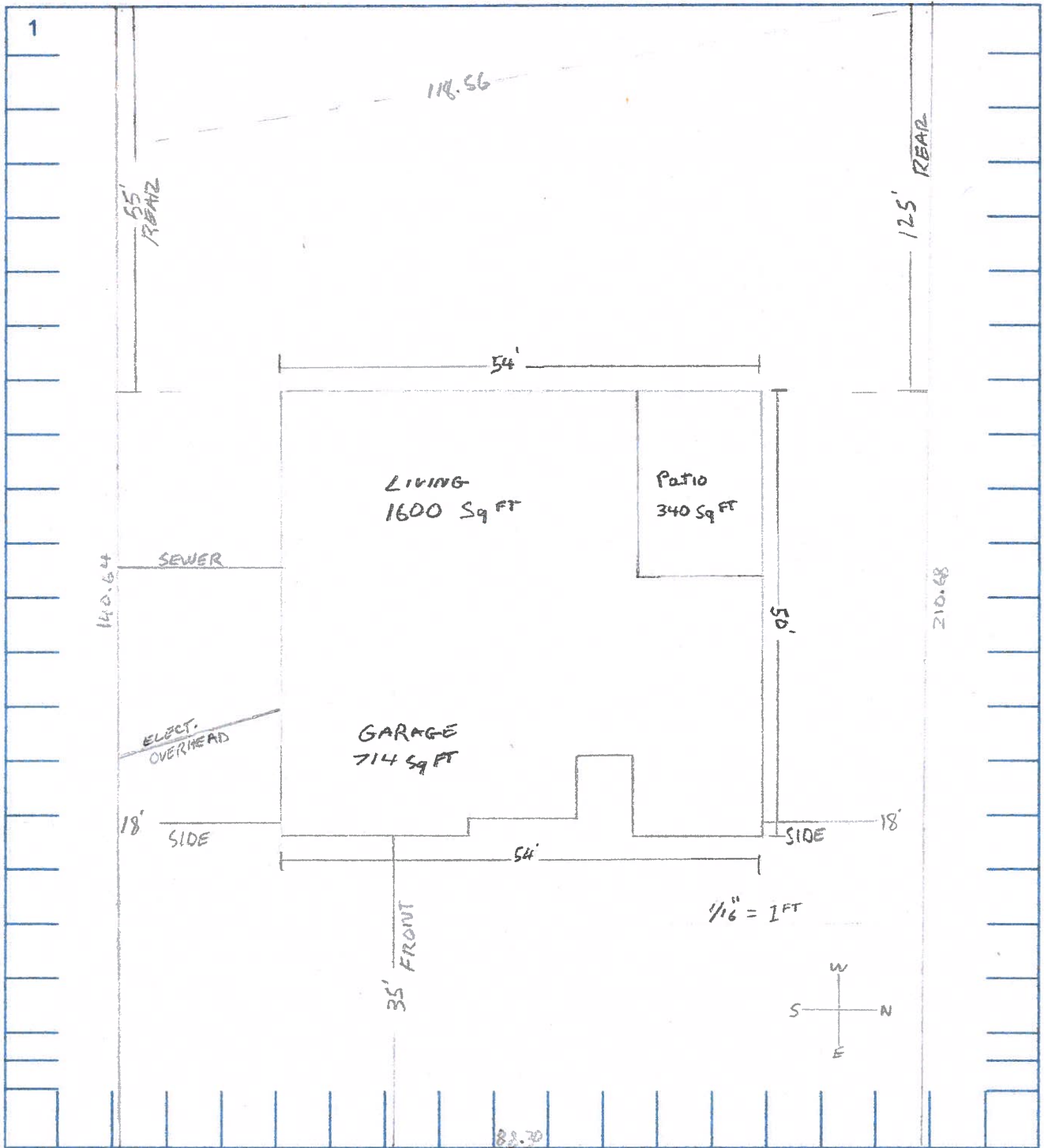
SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!



2	NAME OF APPLICANT Chris & Ronda Redding	3	APPLICANT PHONE NO. 951 956-6350	4	SIZE OF PARCEL 19063
5	PROJECT SITE ADDRESS 2599 Butte Ave. Salton City CA 92274		6		
			ASSESSORS PARCEL NO. 009-142-003		

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

1

118.56

89.012

28.30

140.64

BUTTE AVE

N
S
E
W

NAME OF APPLICANT 2 Chris Redding	APPLICANT PHONE NO. 3 951 956-6350	SIZE OF PARCEL 4 19,063
PROJECT SITE ADDRESS 5 2599 Butte Ave, Salton City, CA. 92274		ASSESSORS PARCEL NO. 6 009-142-003

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

DEPARTMENT OF REAL ESTATE
OF THE
STATE OF CALIFORNIA

BURTON E. SMITH, Real Estate Commissioner

21-11

In the matter of the application of

HOLLY CORPORATION,
a Delaware corporation
for a final subdivision public report on

TRACT NO. 549
IMPERIAL COUNTY, CALIFORNIA

FINAL SUBDIVISION
PUBLIC REPORT

FILE NO. 2168 SD

ISSUED: NOVEMBER 12, 1967
RENEWED: AUGUST 6, 1969
EXPIRES: AUGUST 6, 1974

**This Report Is Not a Recommendation or Endorsement of the Subdivision
But Is Informative Only.**

**Buyer or Lessee Must Sign That He Has Received and Read This Report.
This Report Expires on Date Shown Above or Upon a Material Change.**

SPECIAL NOTES

THIS RENEWED REPORT COVERS ONLY LOT 6, BLOCK 1; LOT 32, BLOCK 4; LOTS 8
AND 29, BLOCK 5; LOTS 7, 9, 29, 30 AND 50, BLOCK 6; AND LOT 10, BLOCK 12.

THE NAME TO BE USED IN OFFERING OR ADVERTISING IS SALTON CITY.

LOCATION AND SIZE: In Imperial County, on the west side of Salton Sea between
Salton Sea and Highway 86. Approximately 30 miles southeast of Indio.

Approximately 160 acres divided into 396 lots or parcels.

EASEMENTS: Easements for utilities, drainage, and other purposes are shown on
title report and the subdivision map recorded in the Office of the Imperial County
Recorder, Book 5, Page 42.

RESTRICTIONS: This subdivision is subject to restrictions recorded in the Office
of the Imperial County Recorder, Book 1007, Pages 667-673, which include, among
other provisions, the following:

Prior to any construction, you must obtain approval of your plans by the architec-
tural committee. A \$5.00 fee will be charged for this service.

This committee is controlled by the subdivider.

Building Restrictions: Height limit: One story unless approved by the committee.
Minimum floor space: 800 square feet of living area.
Garage limit: Three cars.

FOR INFORMATION AS TO YOUR OBLIGATIONS AND RIGHTS, YOU SHOULD READ THE RESTRIC-
TIONS: THE SUBDIVIDER SHOULD MAKE THEM AVAILABLE TO YOU.

TAX ESTIMATES: If the subdivider is unable to give you the current tax information
for your lot, you may approximate your taxes as follows:

TAKE 25% OF THE SALES PRICE, DIVIDE BY 100, AND THEN MULTIPLY BY THE TOTAL
TAX RATE. THE TAX RATE FOR THE 1968-69 FISCAL YEAR IS \$10.488. THE TAX
RATE AND ASSESSED VALUATION MAY CHANGE IN SUBSEQUENT YEARS. FOR EXAMPLE,
ANY BONDED DEBT OR SPECIAL DISTRICT ASSESSMENT APPROVED AFTER THE ABOVE
TAX RATE HAD BEEN SET COULD INCREASE THE FUTURE RATE.

INTEREST TO BE CONVEYED - CONDITIONS OF SALE: Transfer of the interest to the purchaser may be by an installment sales contract. Your rights and responsibilities are governed by the specific terms of such contract. You should read the entire contract.

The contract includes the following provisions:

You cannot assign or transfer the contract without the written consent of the seller.

If you do not pay your installments on time, you may lose your property and all money you have paid in.

Seller will not further encumber your property without your written consent.

PURCHASE MONEY HANDLING: The subdivider must impound all funds received from you in an escrow depository until legal title is delivered to you. (Ref. Sections 11013, 11013.4(a), Business and Professions Code, 2814.5 Commissioner's Rules and Regulations.)

FLOOD AND DRAINAGE: Subdivider's engineer advises:

"There can be no possible damage from inundation from rising waters of Salton Sea due to the fact that the elevations in this tract are far above any level generally accepted to which the sea may rise."

"A portion of this tract is traversed by Coral Wash, which carries drainage from a portion of the Santa Rosa Mountains west of this tract, and a sufficiently wide drainage easement has been set aside for the proper construction of channels to care for this flow, and upon the construction of these channels all lots in this tract will be reasonably free from flood hazards."

WATER: The Coachella Valley County Water District has agreed to furnish water to each lot in this tract. This county water district may levy taxes to finance projects to install and maintain water systems within the district.

FIRE PROTECTION: Salton Community Services District.

GAS AND ELECTRICITY: Electricity will be furnished by the Imperial Irrigation District.

Bottled gas only is available.

TELEPHONE: The General Telephone Company.

PUBLIC TRANSPORTATION: A flag stop for bus service on Highway 86.

SCHOOLS: 30 miles to high school. 15 miles to grammar school. School bus service is available.

SHOPPING FACILITIES: 30 miles to Indio.

DECLARATION OF RESTRICTIONS

TRACT 549

THIS DECLARATION, made this 4th day of November, 1958 by SALTON RIVIERIA, INC. a California corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS the Declarant is the owner of that certain Tract No. 549, Imperial County, California, as per plat thereof recorded in Book, 5 Pages 42, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 549, above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

That all of the lots within this Subdivision shall be designated as Single Residence lots and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE R-1 REGULATIONS.

II. GENERAL

- A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of \$5.00 have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of Lorne B. Pratt, Bishop Moore, August Damon, and J. A. Nicholson, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA, INC. It shall be the purpose of this committee to provide for the maintenance of high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no 2-story structure shall be permitted unless, in the opinion of the Committee of Architecture such a structure conforms to the over-all design

COMMITTEE
OF
ARCHITECTURE

and pattern of development. On commercial structures submitted for approval, this committee may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance effecting the property values of the community in which such use or uses are to be located.

- B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review application and grant approvals for exceptions to this declaration. Variations from requirements and, in general other form of deviation and deviations do, in no way, detract from the appearance of the premises, not in any way be detrimental to the public welfare or the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.

- C. ~~All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, installed in the rear yard, in accordance with Imperial County Ordinance No. 239 and regulations accompanying the same.~~

SEWAGE
DISPOSAL

Under California Health and Safety Code (Section 5000) and California Government Code (Section 54300), all buildings shall connect with wastewater collection system where available. When wastewater collection system is unavailable, a leeching septic tank system may be until such time as the water wastewater collection system becomes available at which time connection will be mandatory.

III. RESIDENTIAL ZONES:

- A. As used in this declaration, "Residential Zones" means zones R-1, R-2, and R-3.
- B. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.

STORAGE
OF
MATERIALS

- C. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture

LIVESTOCK

- D. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.

SIGNS

- E. No person shall cause to be erected a sign, advertisement, billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.

TEMPORARY
BUILDINGS

- F. No temporary buildings, basement, cellar, tent, shack, garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.

TRAILER
USE

- G. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.

BUILDING
EXTERIOR

- H. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application.

PLUMBING

TEMPORARY
OFFICES

- I. Residences shall have complete and approved plumbing installations before occupancy.
- J. A temporary Real Estate tract office, for the purpose of conducting the sale of property in sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose permitted in the zone in which it is located.

STORAGE
OF
TOOLS
AND
TRASH

- K. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bag, trash, materials, or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period not to exceed eighteen hours, prior to pick up.

ZONE R-1 REGULATIONS

1. PROPERTY IN ZONE R-1 MAY BE USED FOR:

R-1
ZONE
USES

- A. A single family residence, together with outbuildings customary to such use, located on the same lot or parcel of land, including:
 - 1. A private garage with a capacity not to exceed three (3) automobiles.
 - 2. A boat repair or storage building for the personal use of the occupant.
 - 3. A children's playhouses.
 - 4. Lath or greenhouses.
 - 5. Tool houses.
 - 6. Hobby shops not used commercially.

AUXILIARY
USES

- B. The following auxiliary uses, if they do not later the character of the premises as single family residences:

FENCES

- 1. One detached guest house on the same premises an and not less than twenty (20) feet from the main building, for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.
- 2. Fences, walls or hedges may be erected, started or maintained to height of 72" above the adjacent grade, when used as a property line or boundary separation, except that no fence, wall or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.

2. BUILDING SETBACKS:

FRONT
SETBACK

- A. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet and maximum depth of thirty-five (35) feet from the front property line to the furthest structural projection, including eaves, overhangs, porches of any building or structure.

SIDE
YARD
SETBACK

- B. Side yard setbacks. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, except that on corner lots a setback, equal to the narrowest width of the lot facing a street, shall be maintained from any portion of the furthest structural projection to the property line facing and parallel to the street adjacent to the longest side of the lot. In no case shall this required setback equal less than ten (10) feet or more than thirty-five (35) feet. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located OT provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary

	building or structure is a minimum of twenty (20) feet to the rear of the front wall of the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street if detached.
REAR SETBACK	C. Rear yard set back. A rear yard shall be maintained of at least twelve (12) feet from the property line to the furthest structural projection, excepting fences, walls and hedges when used as a boundary line separation, which shall be ten (10) feet from the rear property line.
VEHICLE STORAGE	3. VEHICLE STORAGE: Every dwelling or other structure in Zone R-1, designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land automobile storage space conveniently accessible from the street and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.
LOT SPLIT	4. SUBDIVISION OF LOTS: No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances, whether for lease, sale, or rental purposes.
REQUIRED LAND AREA	5. REQUIRED LAND AREA: A person shall not erect, construct, occupy or sue more than one single family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each residence.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null, or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be effected thereby. It is hereby declared that these restrictions, conditions, and covenants, herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences clauses or phrases are or shall become or be illegal, null or void.

PROVIDED FURTHER, that if any owner of any lot in said property or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER, that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, and/ or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON RIVIERA, INC., has caused its corporate name and seal to be here unto affixed by its officers thereunto duly authorized this 19th day of August, 1958.

(Owner) SALTON RIVIERA, INC.

By M. Penn Phillips
President

By K. Kelly
Asst. Secretary

Salton Community Services District

Architectural Committee Building Approval Form

Plan# 3081

Chartered by Chapter 59 of 1985 Codes and Laws – state of CA
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: _____ Disapproved: _____ Date: _____ Expiration Date: _____

Architectural Committee Review Fees:

Existing Building Additions: \$50.00 _____ Check# _____
New Construction: \$50.00 X _____ Check# Cash
Sewer Capacity Fee: \$1000.00 _____ Check# _____
Sewer Connection Fee: \$2700.00 _____ Check# _____ (Deposit) _____

(Capacity Fee/Connection Fee Payable at time of sewer connection. Plan Approval fee and Developer fee due at time of plan submission)
THIS APPROVAL MEETS ALL SCSD CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.

ARCHITECTURAL PLAN REVIEW:

Erick Cervantes: _____ Approved: _____ Disapproved: _____ Date: _____

Israel Gonzales: _____ Approved: _____ Disapproved: _____ Date: _____

John Connelly _____ Approved: _____ Disapproved: _____ Date: _____

Kenneth Perry _____ Approved: _____ Disapproved: _____ Date: _____

Lizabeth Flowers _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: 2502 Sea Haven Ave City: Thermal

Lot# 01 Block# 02 Tract# 536 Zone: _____

APN: 009-434-007-000 Lot Size: _____

Living Area

Dimensions: Width: 42 Length: 24 Total Square Feet: 1479

Patios

Dimensions: Width: 22 Length: 20 Total Square Feet: 479

Carport or Garage

Dimensions: Width: 22 Length: 20 Total Square Feet: _____

Room Addition

Dimensions: Width: _____ Length: _____ Total Square Feet: _____

Mobile/Manufactured/Modular Homes Only

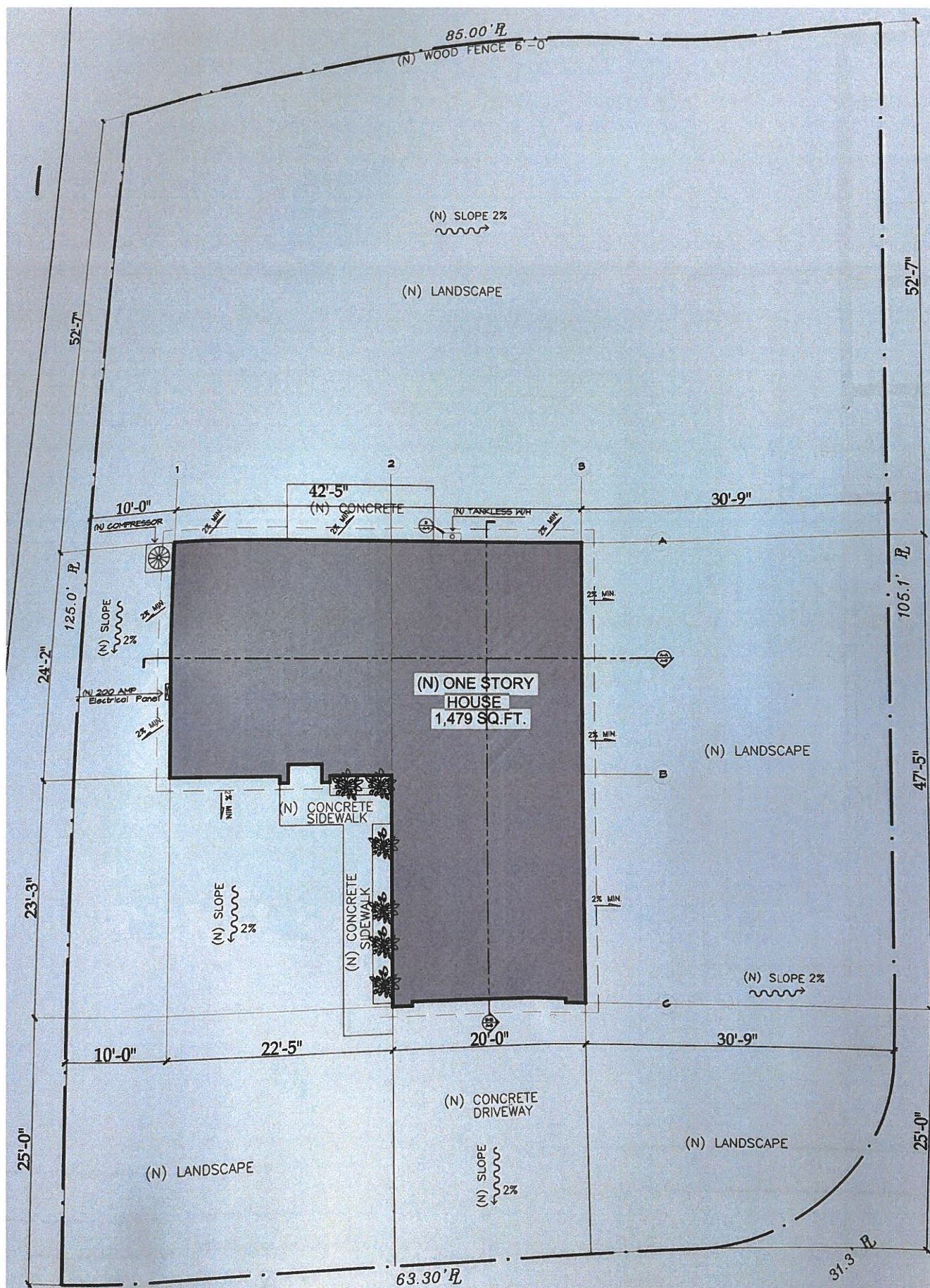
Date of Manufacture: _____ Expected Date of Delivery: _____

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

MV Michael Villamonte 323 422 2006
Owner's Signature Owner's Name (Printed) Daytime Phone Number

2502 sea HAVEN Ave
Address, City, State, Zip Code

A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval



2502 SEA HAVEN AVE.

DECLARATION OF RESTRICTIONS

TRACT 536

THIS DECLARATION, made this 6th day of May, 1958 by SALTON RIVIERIA, INC. a California corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS the Declarant is the owner of that certain Tract No. 536, Imperial County, California, as per plat thereof recorded in Book, 2 Pages 34, of Final Maps, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 536, above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

1. Use of Lot No. 24 of Block 5 shall be restricted to use for school purposes.
 - I. That all of the lots in said tract shall be designated as R-1 and shall be used, occupied and improved as single residence lots under the conditions as hereinafter set forth under Zone R-1 Regulations.
 - II. GENERAL:
 - A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans, showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of \$5.00 have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of C. W. Burmood, George McCarthy and August Damon, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred

COMMITTEE
OF
ARCHITECTURE

(1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portio of the structure.

- B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review application and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other form of deviation from those restrictions imposed by this declaration, when such exception, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.

- C. ~~All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, per specifications attached hereto and made a part hereof. In the event additional pits are found necessary to properly disperse the fluids and a greater area shall be taken in the front yard and properly connected to that in rear. In the event a lot is used for a multiple unit dwelling, each unit shall be served by a separate septic tank and leeching pit or pits. The responsibility for determining the need for additional pits shall be vested in the Desert Shores Community Services District. The community services District is vested with the responsibility and authority for the enforcement of these provisions.~~

Under California Health and Safety Code (Section 5000) and California Government Code (Section 54300), all buildings shall connect with wastewater collection system where available. When wastewater collection system is unavailable, a leeching septic tank system may be until such time as the wastewater collection system becomes available at which time connection will be mandatory.

SEWAGE DISPOSAL

III. RESIDENTIAL ZONE

- D. As used in this declaration, "Residential Zones" means zones R-1, R-2, and R-3.
- E. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.
- F. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.
- G. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.

STORAGE OF MATERIALS

LIVESTOCK

SIGNS

- H. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained be application to the architectural committee. The

architectural committee may approve the location of these signs within the front set-back of the lot.

**TEMPORARY
BUILDINGS**

- I. No temporary buildings, basement, cellar, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.

**TRAILER
USE**

- J. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.

**BUILDING
EXTERIOR**

- K. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion of shall have color mixed in the final structural application.

PLUMBING

- L. Residences shall have complete and approved plumbing installations before occupancy.

**TEMPORARY
OFFICES**

- M. A temporary Real Estate tract office, for the purpose of conducting the sale of property in the sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, be either removed or sued for a purpose permitted in the zone in which it is located.

**STORAGE
OF
TOOLS
AND
TRASH**

- N. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period, not to exceed eighteen hours, prior to pick up.

ZONE R-1 REGULATIONS

V. PROPERTY IN ZONE R-1 MAY BE USED FOR:

- A. A single family residence, together with outbuildings customary to such use, located on the same lot of parcel of land, including:

**R-1
USES**

1. A private garage with a capacity not to exceed three (3) automobiles.
2. A boat repair or storage building for the personal use of the occupant.
3. A children's playhouse.
4. Lath or greenhouses.
5. Tool houses.
6. Hobby shops not used commercially.

2 of 5
3 of 6

- B. The following auxiliary uses, if they do not alter the character of the premises as single family residences:

AUXILIARY
USES

1. One detached guest house on the same premises as, and not less than twenty (20) feet from the main building, for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.

FENCES

2. Fences, walls or hedges may be erected, started or maintained to a height of 72" above the adjacent grade, when used as a property line or boundary separation, except that no fence, wall or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.

VI. BUILDING SETBACKS:

FRONT
SETBACK

- A. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet and a maximum depth of thirty five (35) feet from the front property line to the furthest structural projection, including eaves, overhangs, porches of any building of structure.

SIDE YARD
SETBACK

- B. Side yard setbacks. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, except that on corner lots a setback, equal to the narrowest width of the lot facing a street, shall be maintained from any portion of the furthest structural projection to the property line facing and parallel to the street adjacent to the longest side of the lot. In no case shall this required setback equal less than ten (10) feet nor more than thirty-five (35) feet. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street, if detached.

REAR
SETBACK

- C. Rear yard setback. A rear yard shall be maintained of at least twelve (12) feet from property line to furthest structural projection, excepting fences, walls and hedges when used as a boundary line separation, which shall be ten (10) feet from the rear property line.

III. VEHICLE STORAGE:

VEHICLE
STORAGE

Every dwelling or other structure in Zone R-1, designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land automobile storage space conveniently accessible from the and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.

IV. SUBDIVISION OF LOTS:

LOT
SPLIT

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances, whether for lease, sale, or rental purposes.

V. REQUIRED LAND AREA:

REQUIRED
LAND
AREA

A person shall not erect, construct, occupy or use more than one single family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each residence.

R-1
USES

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and covenants, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences, clauses or phrases, are or shall become or be illegal, null or void.

PROVIDED FURTHER, that if any owner of any lot in said property, or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof, but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON RIVIERA, INC. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 6TH day of May, 1958.

(owner) SALTON RIVIERA, INC.

By _____
Vice President

By _____
Secretary

4 of 5
6 of 6

AMENDMENT TO DECLARATION OF RESTRICTIONS

TRACT 536

The following is proposed by W. E. Newell & Associates on behalf of the majority of property owners in Tract 536 Imperial County, recorded in Book 2, Page 34 of FINAL MAPS, records of said County:

Amend the Declaration of Restrictions recorded in Book 994, Page 373 on all lots in Tract 536 excepting all lots in Block 1, 2, 3, 4, 5, 6, and 7 inclusive, lots 1 through 9 inclusive in Block 11, lots 1 through 42 inclusive in Block 9, lots 1 through 3 in Block 11, lots 1 through 3 inclusive in Block 12 and lots 18 through 23 inclusive in Block 17, to include the use of these lots for Mobile Home sites, including the following conditions:

MINIMUM SIZE:

- A. Twenty four feet wide by 40 feet in length.

CONSTRUCTION:

- B. Must meet most recent state Mobile Home construction code.

GARAGE OR CARPORT:

- C. Every Mobile Home must have a carport or garage. Carport or garage must be constructed according to imperial County building codes.

PATIO:

- D. Each Mobile Home must have a covered patio constructed according to Imperial County building code, no less than 10 feet x 15 feet.

DRIVEWAY:

- E. Each Mobile Home must have a paved driveway connection the street racing the Mobile Home to the garage to the garage or carport.

SKIRTING:

- F. Each Mobile Home must have a contiguous skirt from level to base of Mobile Home.

STORAGE:

- G. Each Mobile Home must have an enclosed storage area. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period, not to exceed eighteen hours, prior to pick up.

ARCHITECTURAL COMMITTEE:

- H. The Architectural Committee shall consist of W. E. Newell, William Mauldin and August Damon. The above committee may be replaced buy the majority of the property owners at any time.

It is intended that this Amendment will in no way change or alter any other conditions of the Declaration of Restrictions recorded in Book 994, Page 373, Imperial County Records.

W. E. Newell & Associates

5-9-5
6096

Salton Community Services District

Architectural Committee Building Approval Form

Plan# _____

Chartered by Chapter 59 of 1985 Codes and Laws – state of CA
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: _____ Disapproved: _____ Date: _____ Expiration Date: _____

Architectural Committee Review Fees:

Existing Building Additions:	\$50.00	Check#	_____
New Construction:	\$50.00	Check#	<u>317</u>
Sewer Capacity Fee:	\$1000.00	Check#	_____
Sewer Connection Fee:	\$2700.00	Check#	_____ (Deposit) _____

(Capacity Fee/Connection Fee Payable at time of sewer connection. Plan Approval fee and Developer fee due at time of plan submission)
THIS APPROVAL MEETS ALL SCSO CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.

ARCHITECTURAL PLAN REVIEW:

Erick Cervantes: _____ Approved: _____ Disapproved: _____ Date: _____

Israel Gonzales: _____ Approved: _____ Disapproved: _____ Date: _____

John Connelly _____ Approved: _____ Disapproved: _____ Date: _____

Kenneth Perry _____ Approved: _____ Disapproved: _____ Date: _____

Lizabeth Flowers _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: _____ City: _____

Lot# 06 Block# 10 Tract# 573 Zone: _____

APN: 014-143-001-000 Lot Size: _____

Living Area

Dimensions: Width: 24 Length: 64 Total Square Feet: 1536

Patios

Dimensions: Width: 16 Length: 64 Total Square Feet: 1024

Carport or Garage

Dimensions: Width: _____ Length: _____ Total Square Feet: _____

Room Addition

Dimensions: Width: _____ Length: _____ Total Square Feet: _____

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: 01-01-1974 Expected Date of Delivery: _____

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

Owner's Signature

Owner's Name (Printed)

(602) 810-6169
Daytime Phone Number

Address, City, State, Zip Code

A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval

Distrito de Servicios Comunitarios de Salton

Formulario de Aprobación de Construcción del Comité Arquitectónico

Plan# 3080

Autorizado por el Capítulo 59 de los Códigos y Leyes de 1985: el estado de CA Los planes deben cumplir con los convenios, las disposiciones y las restricciones de Trac

Aprobado: _____ Desaprobado: _____ Fecha: _____ Fecha de caducidad: _____

Tarifa de revisión del comité arquitectónico:

Ampliaciones de edificios existentes: \$50.00 _____ Cheque# _____

Nueva construcción: \$50.00 X Cheque# 317

Cuota de aforo de alcantarillado: \$1000.00 _____ Cheque# _____

Tarifa de conexión de alcantarillado: \$2700.00 _____ Cheque# _____ (Depósito) _____

(Tarifa de capacidad/Tarifa de conexión pagadera en el momento de la conexión del alcantarillado. Tarifa de aprobación del plan y tarifa de desarrollador pagadera en el momento de la presentación del plan)

ESTA APROBACIÓN CUMPLE CON TODOS LOS CC&R DE SCSD, PERO TAL VEZ NO CUMPLE CON LA ORDENANZA DE TIERRAS DE LOS TÍTULOS 9 DEL CONDADO IMPERIAL

REVISIÓN DEL PLAN ARQUITECTÓNICO:

Michael Frieze: _____ Aprobado: _____ Desaprobado: _____ Fecha: _____

Erick Cervantes: _____ Aprobado: _____ Desaprobado: _____ Fecha: _____

Dirección: _____ Ciudad: _____

Lote# 00 Cuadra# 10 Tracto# 573 Zona: _____

APN# 014-143-001-000 Tamaño del lote: _____

Área de Vivienda

Dimensiones: Ancho: 24 Largo: 64 Pies cuadrados totales: 1536

Patios

Dimensiones: Ancho: 16 Largo: 64 Pies cuadrados totales: 1024

Cochera o Garaje

Dimensiones: Ancho: _____ Largo: _____ Pies cuadrados totales: _____

Adiciones de habitaciones

Dimensiones: Ancho: _____ Largo: _____ Pies cuadrados totales: _____

Solo casas móviles/fabricadas/modulares

Fecha de fabricación: 01-01-1974 Día previsto de entrega: _____

Yo, el abajo firmante, certifico que toda la información es una descripción verdadera y precisa de mis planes e intenciones.

Rafael Hernandez

Rafael Hernandez

602-810-6190

Firma del propietario

Nombre del dueño

Número de teléfono

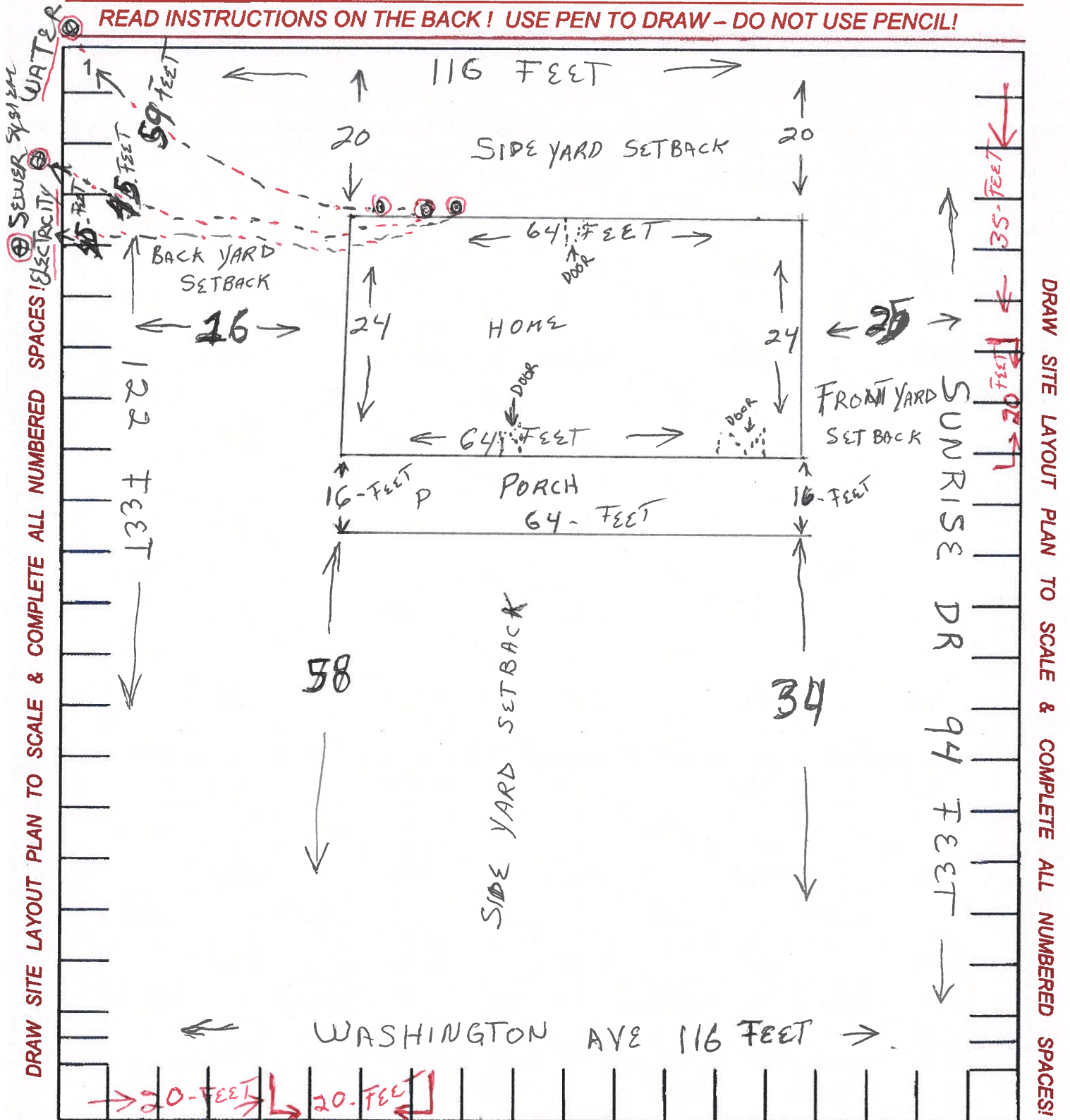
Dirección, Ciudad, Estado, Código Postal

Se debe obtener un permiso dentro de los 2 años (24 meses) a partir de la fecha de aprobación. Si no se obtienen los permisos, se le pedirá que vuelva a presentarlos para su aprobación.

SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!



NAME OF APPLICANT 2 RAFAEL HERNANDEZ TELIX SR.	APPLICANT PHONE NO. 3 602 810 6169	R# SIZE OF PARCEL 4 10.552 10.552
PROJECT SITE ADDRESS 5 2070 SUNRISE DR THERMAL CA. 92274	ASSESSORS PARCEL NO. 6 014-143-001-000	

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

DECLARATION OF RESTRICTIONS

TRACT 573

THIS DECLARATION, made this 8th day of October, 1958 by **SALTON RIVIERIA, INC.** a California corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS the Declarant is the owner of that certain Tract No. 573, Imperial County, California, as per plat thereof recorded in Book, 5 Pages 1, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 573, above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

That all of Block 24, Block 25, Block 26, and Block 27 shall be designated as commercial and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE C-1 REGULATIONS EXCEPTING THEREFROM:

All that portion of all the lots within Block 24, Block 25, Block 26, and Block 27 lying from the rear set back line to the rear lot line AS SHOWN ON THE RECORDED MAP.
AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, DRIVEWAYS, WALKWAYS, AND PARKING, TO BE USED IN COMMON WITH OTHERS.

That all of Block 21, Block 22, and block 23 shall be designated as MOTEL SITES and shall be improved, used, and occupied for motel development under the conditions hereinafter set forth under CLASS I (3) ZONE REGULATIONS.

That all of Block 18, Block 19, lots 7 through 14 inclusive of Block 17, lots 1 through 9 inclusive of Block 16, lots 1 through 9 inclusive of Block 15, lots 13 through 28 inclusive of Block 7, and lots 1 through 8 inclusive of Block 5 shall be designated as multiple residence lots and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE R-2 REGULATIONS.

That all of the remaining lots shall be designated as single residence lots and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE R-1 REGULATIONS.

COMMITTEE
OF
ARCHITECTURE

II. GENERAL

A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of \$5.00 have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of Lorne B. Pratt, Bishop Moore, August Damon, and J. A. Nicholson, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA, INC. It shall be the purpose of this committee to provide for the maintenance of high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no 2-story structure shall be permitted unless, in the opinion of the Committee of Architecture such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, this committee may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance effecting the property values of the community in which such use or uses are to be located.

B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review application and grant approvals for exceptions to this declaration. Variations from requirements and, in general other form of deviation and deviations do, in no way, detract from the appearance of the premises, not in any way be detrimental to the public welfare or the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.

C. ~~All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, per specifications attached hereto and made a part hereof. In the event a lot is used for multiple residence purposes and additional pits are found necessary to that in the rear. The responsibility for determining the need for additional pits shall be vested in the Desert Shores Community Services District. The Community Services District is vested with the responsibility and authority for the enforcement of these provisions.~~ Under California Health and Safety Code (Section 5000) and California Government Code (Section 54300), all buildings shall connect with wastewater collection system where available. When wastewater collection system is unavailable, a leeching septic tank system may be until such time as the water wastewater collection system becomes available at which time connection will be mandatory.

SEWAGE
DISPOSAL

III. RESIDENTIAL ZONES:

A. As used in this declaration, "Residential Zones" means zones R-1, R-2, and R-3.

STORAGE OF MATERIALS	B. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.
LIVESTOCK	C. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture
SIGNS	D. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.
TEMPORARY BUILDINGS	E. No person shall cause to be erected a sign, advertisement, billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.
TRAILER USE	F. No temporary buildings, basement, cellar, tent, shack, garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.
BUILDING EXTERIOR	G. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.
PLUMBING	H. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application.
TEMPORARY OFFICES	I. Residences shall have complete and approved plumbing installations before occupancy.
STORAGE OF TOOLS TRASH	J. A temporary Real Estate tract office, for the purpose of conducting the sale of property in sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose permitted in the zone in which it is located.
	K. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bag, trash, materials, or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period not to exceed eighteen hours, prior to pick up.

ZONE R-1 REGULATIONS

1. PROPERTY IN ZONE R-1 MAY BE USED FOR:

- A. A single family residence, together with outbuildings customary to such use, located on the same lot or parcel of land, including:
 1. A private garage with a capacity not to exceed three (3) automobiles.
 2. A boat repair or storage building for the personal use of the occupant.
 3. A children's playhouses.
 4. Lath or greenhouses.
 5. Tool houses.
 6. Hobby shops not used commercially.

ZONE R-3 REGULATIONS

1. The following regulations shall apply in Zone R-3 Multiple Dwelling Districts:

A. CLASS I

1. Any use permitted in R-2.
2. Multiple dwellings or 3 one-family dwellings of a permanent nature on each lot.
3. Hotels and motels in which incidental business may be conducted for the convenience of the residents of the buildings.
4. Apartment buildings

B. CLASS II

The following uses shall be classified under this zoning and shall be permitted if use, location and development plan is approved by the "Committee of Architecture."

1. Trailer Parks
2. Colleges and Universities
3. Private Schools

II. BUILDING SETBACKS:

- A. Front yard setbacks shall conform to a minimum depth of twenty (20) feet from the front property line to the furthest structural projection, including eaves, overhangs and porches of any building or structure.
- B. Side yard setbacks shall conform to those required in Zone R-1, except the maximum setback from a side street shall be reduced to thirty (30) feet from any portion of the furthest structural projection to the property line facing and parallel to the street adjacent to the longest side of the lot.
- C. Rear yard setback shall conform to those as required in Zone R-1.

III. VEHICLE STORAGE:

Every dwelling, apartment house or structure in Zone R-3, designed for or intended to be used as a dwelling or apartment house, shall have on the same lot or parcel of land automobile storage space conveniently accessible from the street, and not located at any place where the erection of structures is prohibited, of sufficient capacity to accommodate one (1) automobile for each family for the permanent housing of which such dwelling, apartment house or other structure is designed.

IV. SUBDIVISION OF LOTS:

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances whether for lease, sale or rental purposes.

V. REQUIRED BUILDING AREA:

Notwithstanding other requirements imposed by these restrictions, under GENERAL, the "Committee of Architecture" shall, in all apartment buildings designed or intended to house three (3) or more families, require not less than five hundred (500) square feet of living area for each one bedroom unit, or not less than six hundred (600) square feet of living area for each two bedroom unit. In all buildings or establishments designed for, intended for, or used as Hotel or Motels, the "Committee of Architecture" shall require that each unit, room suite or apartment capable of designed or intended bathrooms and/or kitchens where included in the individual accommodation as outlined above. In such instances where a common or

5. REQUIRED LAND AREA:

A person shall not erect, construct, occupy or sue more than one single family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each residence.

6. BUILDING HEIGHT LIMITATION:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

ZONE R-2 REGULATIONS

1. PROPERTY IN ZONE R-2 MAY BE USED FOR:

- A. Any use permitted in Zone R-1, except that a private garage may have a capacity of five (5) automobiles.
- B. A two- family residence, not over two stories in height, together with the outbuildings customary to such uses located on the same lot or parcel of land.

2. BUILDING SETBACKS:

- A. Front yard, side yard and rear yard setbacks shall conform to those imposed in Zone R-1

3. VEHICLE STORAGE:

- A. Vehicle storage shall conform to those requirements imposed in Zone R-1, except that the vehicle capacity shall be sufficient to accommodate one (1) automobile for each family for the permanent housing of which each dwelling of structure on the property is designed .

4. SUBDIVISION OF LOTS:

Subdividing lots or parcels of land into smaller areas shall be prohibited for any purposes or uses, whether for sale, lease or rent.

5. REQUIRED LAND AREA:

A person shall not erect, construct, occupy or use more than one two-family residence or two one-family residence or any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each two-family residence or five thousand (5,000) square feet of area for each single family residence.

6. REQUIRED BUILDING AREA:

Notwithstanding other requirements imposed by these restrictions under GENERAL the "Committee of Architecture" shall in two-family residences require not less than five hundred (500) square feet of living area for each one bedroom unit, or not less than six hundred (600) square feet of living area for each two bedroom unit, in addition to a minimum floor area of four hundred (400) square feet of attached garage, attached carport, covered porches, covered contiguous patios, etc.

7. BUILDING HEIGHT LIMITATION:

All structure shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

share bath or kitchen is present, only 50% of the area of such shared facilities can be contributed to the required floor area of two hundred fifty (250) square feet. In such instances where a public bathroom or toilet room or kitchen is present as only such facilities available, the minimum required livable floor area of each individual accommodation shall contain two hundred (200) square feet.

VI. BUILDING HEIGHT LIMITATIONS:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these Restrictions.

ZONE C-1 REGULATIONS

The conditions for which the uses described and permitted in Zone C-1 are as follows:

1. That all goods, other than nursery stock, offered for sale shall be displayed within a building enclosed by a roof and all sides by walls.
2. That no commercial structure shall exceed a height of two stories, including the basement but excluding the cellar and advertising signs, which are part of the structure.
3. No enterprise is permitted, which produces or causes any dust, gas smoke, noise, fumes, odors, or vibrations, which are or may be detrimental to other property in the neighborhood or to the welfare of the occupants thereof.
4. PROPERTY IN ZONE C-1 MAY BE USED FOR:
 - A. Any use permitted in Zone R-3.
 - B. Retail stores, shops or businesses, including, but not limited to those listed in the following:
 1. Antiques
 2. New automobiles
 3. Automobile courts
 4. Automobile parts
 5. Bakeries, retail
 6. Banks
 7. Bars (no dancing)
 8. Barber shop
 9. Cafes or Restaurants (no dancing or entertainment)
 10. Clothing shops
 11. Clubs
 12. Cocktail lounge (no dancing)
 13. Comfort stations
 14. Drug stores
 15. Dyeing, retail dyeing and cleaning agency and pressing only.
 16. Employment agency
 17. Escort Bureaus
 18. Fine arts galleries
 19. Floors - the caring or retail sale of or both of floors.
 20. Food market
 21. Furniture store, new only, retail
 22. Furrier shop

23. Gasoline filling stations, providing that no garage or mechanical repair or tire re-building or automobile washing areas of more than five hundred (500) square feet is used.
24. Greenhouses
25. Hardware store

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null, or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be effected thereby. It is hereby declared that these restrictions, conditions, and covenants, herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences clauses or phrases are or shall become or be illegal, null or void.

PROVIDED FURTHER, that if any owner of any lot in said property or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER, that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, and/ or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON RIVIERA, INC., has caused its corporate name and seal to be here unto affixed by its officers thereunto duly authorized this 8th day of October, 1958.

(Owner) SALTON RIVIERA, INC.

By _____
President

By _____
Secretary

8059