

HAYFORD VILLAGE

10510 West Richland Road #1
Cheney, Washington 99004
(509-455-8310)
(Fax 509-455-3712)

Exhibit B

Phase II Move-in Requirements

Our aim at Hayford Village is to maintain a park with attractive and esthetic qualities so that your investment will appreciate in value. In order to maintain the quality and esthetics of Hayford Village the following minimum requirements will be adhered to and completed prior to occupancy. (Any changes or modifications will require written approval by management.)

1. Home Standards

- a. Homes will have a pitched, shingled roof and the siding shall be horizontal lap siding or other approved residential house siding.
- b. Homes shall be set in accordance with local government standards to include:
 - i. All hitches removed and concealed from view.
 - ii. All wheels, tires and axels shall be removed.
 - iii. The home shall be set as low as possible to finish grade.

2. Garages and carports

All lots shall have a carport or garage with all work to be compliance with county code.

- a. Carports are to be installed over a minimum 12 foot wide driveway.
(Minimum area is: driveway - 12'x40', carport - 12'x24'.)
- b. Garages shall have a composition roof to match the home or a metal roof trimmed and painted to match the home.

3. Storage Sheds

All homes without garages shall have a storage shed.

- a. The storage shed shall be a minimum of 8'x8'. NO METAL SHEDS. The shed will be painted to match the home.
- b. If the shed is installed within the carport, the storage area must be a minimum of 64 sq.ft. If shed is installed outside the carport, it must have a gabled roof to match the home.
- c. Storage sheds of greater than 120 sq.ft. require a building permit.
- d. An electrical permit is required if there is power supplied to the shed.
- e. No furniture, appliances, equipment or portable children's toys shall be stored outside. Barbeque equipment and lawn furniture may be left outside *in season* BEHIND home.

4. Skirting

Skirting installed around the home and decks must match the home in materials, colors and design and be installed to pressure treated wood or metal strips.

5. Tie-downs

All homes must have tie-downs installed per manufacturer or county code.

6. Foundation

Concrete ribbons/strips, blocks or manufacturer's recommendation, at the discretion of the homeowner, as long as installation is in accordance with government requirements.

7. Check Valve

All homes will have a one-way check valve installed to prevent water from draining out of the house due to pressure loss in the main line.

8. Landscaping

a. All landscaping plans must be submitted to management for written approval prior to installation.

b. Individual landscaping is required and must be started within 30 days of move-in and completed within 90 days. A written extension may be issued by management for up to 120 days due to weather conditions.

9. Decks

a. All decks must be constructed using cedar, trex, pressure treated wood or other material approved by management.

b. All work to be completed per county code.

c. Front entry decks will be a minimum of 32 sq.ft. (4'x8).

d. All other decks shall have a minimum of 16 sq.ft. in area with a stairs on each end (preferred).

e. All decks will be skirted with material to match that of the home.

10. Stairs

a. All exterior stairs must be attached to the home so as to form an integral part of the structure.

b. Stairs to the main entrance of the home must be a minimum of four (4) feet wide and provide an attractive appearance to the home.

11. Utility Connections

Utility connections between the home and the park's utilities are the responsibility of the resident and will be made in an approved manner with appropriate materials in accordance with applicable code(s).

12. Manufactured Home Delivery

All prospective residents shall submit plans for siting of home, including park packages, and landscape plans, which must be approved by management before a home shall be delivered to a lot in Hayford Village.

During wet/winter seasons, a plan for erosion control must be submitted to protect the quality of discharge during set-up and placement of home/park package.

13. Residence Acceptance of Space

- a. The specific location of any structure (including siting of manufactured home) or other improvements to a space shall be approved by management in advance of any work to be done to a space.
- b. Each resident affirms and acknowledges that he/she has selected and checked the space and accepts it and the boundaries.
- c. Except for said identification of boundaries, no representation is made that the resident's home will fit properly on said space.

Prior to occupancy, a copy of the final inspection of the home issued by the county will be provided to the management.

UNDERSTOOD AND AGREED UPON THIS ___ DAY OF _____, ___

Resident

Manager

Resident

Resident