

# Building Codes

**NOTE: Requests for modifications (replacement units, room additions, sheds, driveways, or other modifications) must be accompanied by a sketch on a plot plan of the property. Appropriate building permits must be obtained and displayed. Construction techniques must comply with the county building codes. The property must be well-maintained during construction and the project must be completed within a reasonable length of time.**

**Anytime the footprint of a home changes or an improvement is requested that involves the required setbacks, a certified staked survey will be required for the Architectural Review Committee to approve the request.**

Replacement units must be new, double-wide mobile home units. Manufactured homes are permitted only if they fit within the existing property line setbacks and are comparable in appearance to neighboring dwellings.

Window or door awnings must be metal or vinyl.

Carports are required unless the carport has been enclosed (see below.) Roofs must be aluminum or vinyl. Supports must be aluminum.

Garages, Boat/RV enclosures must adhere to certain restrictions: (1) the enclosure must comply with county setback requirements; (2) with the exception of a small window or two, the door(s) and walls of the enclosure must be solid so that the vehicle is hidden from view from the common areas or other lot owners; and (3) the enclosure's doors and siding must match or be very similar to and complementary to the siding of the existing structure. Lattice may not be used to disguise storage of "illegal" vehicles on the property.

Driveways must be concrete. Steps can be concrete or pre-fab fiberglass with aluminum railings or wood frame with composite steps and railing to code. No exposed wood will be approved.

The crawl space beneath the unit must be enclosed with brick, aluminum, or vinyl.

Sheds must be built in place, attached to the existing dwelling, screwed to a concrete slab, and match or be complementary to the siding of the existing dwelling. However, ONLY on the north side of Philadelphia, sheds may be placed in the rear of the property, but must be secured to a concrete slab with screws or hurricane straps. Utility sheds of 100 square feet or less can go 5' from the property line. A roof overhang may go 3' over the easement.

Fences – See Rule #22.

All additions must adhere to property line setbacks as defined by the county and revealed by survey. Regular lot setbacks are approximately 6 feet each side, 10 feet in rear, and 25 feet in front; corner lots are approximately 25' in front and street side, 6' in the rear, and 6' on the non-street side.)

The property must be well maintained during construction  
No list of "approved contractors" shall be available in the office, nor shall office personnel recommend contractors. (See also Rule 1, 12, 13, and 16)