



**APPENDIX II – BRINY RULES**

State Certification or Registration Number: \_\_\_\_\_

Commencement Date: \_\_\_\_\_

Application is hereby made to obtain a permit to do the work and installation as indicated above. In consideration of the granting of this permit, the undersigned, the owner and builder agree no work or installation has commenced prior to issuance of this permit and to construct this building/project in full compliance with the state building codes, ordinances, and regulations of the Town of Briny Breezes, Florida, the rules of Briny Breezes, Inc. and all provisions of the laws of the State of Florida, whether herein specified or not. I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Signed in my presence on this \_\_ day of \_ 20\_\_ Print Name: ID: \_\_\_\_\_

Signed: \_\_\_\_\_ Notary Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Print Notary Name: \_\_\_\_\_

**\*\*\*I HAVE BEEN ADVISED TO HIRE LICENSED CONTRACTOR** \_\_\_\_\_

Permission is hereby granted for construction in accordance with above application, and in compliance with the Florida building, electrical, and plumbing codes and all applicable ordinances of the Town of Briny Breezes and the rules of Briny Breezes, Inc. (Corporation) A copy of this permit, if required, one copy of approved plans and specifications must be kept at project site during progress of work. Permits may be required by other licensing agencies.

**WARNING TO OWNER: ANY PROJECT \$2,500 OR MORE NEEDS A NOTICE OF COMMENCEMENT. YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY.**

District \_\_ (#) Director ~~Acknowledges Application~~ Recommends Approval \_\_\_\_\_ Print Name  
\_\_\_\_\_ Date \_\_\_\_\_ Architectural Review Committee (ARC) Approval, Chairman  
Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

~~(Installations in new locations must be acknowledged by Chairman of ARC.)~~

Town Building Official Signature \_\_\_\_\_ Date \_\_\_\_\_

24 Hour Notice for Inspections Town Hall Hours Tuesday, Thursday, Friday 9:00am – 12:00 pm  
Town Hall (561) 272-5495 BrinyTownClerk@yahoo.com

**Permitted Non-Emergency Commercial Work may be conducted on Work Hours only Monday through Saturday between the hours of 8:00 am - 5:00 pm (Mike W. motion, 7-0)**

**CONDITIONS OF APPROVAL** - In approving this application, the following shall apply: *(moved from back of original)*

1. Permit applications will not be forwarded to the Town for processing until the application has been signed by a current Director from the District where the work will be performed and approved by the current or acting Chairman of the Architectural Review Committee (ARC) or, in the case of installation of new mobile homes or recommending/granting variances to the attached regulation, the President of the Board of Briny Breezes.
2. Briny Breezes, Inc. shall not be liable for any fines or penalties imposed due to the applicant's ~~undersigned's~~ failure to comply with the Town of Briny Breezes regulation, State Motor Vehicle regulations and the Florida State and Palm Beach County Department of Health regulations.
3. Briny Breezes, Inc., and /or Town of Briny Breezes assume no responsibility for the fulfillment of any contract or the quality of any product or work requested in this application.

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4. Briny Breezes, Inc. shall have the right to remove or relocate anything covered in this application at the owner's expense if installation violates any existing rules or codes or if it is not maintained in a manner considered acceptable by the Architectural Review Committee and the Board of Directors.
5. Applicant shall be responsible for all costs involved in removing, relocating or repairing any structures or units covered in this application in order to conform to any existing codes or rules, or that may be enacted in the future by any agency, including but not limited to the State and County Health Departments.
6. Applicant shall assume all responsibility and costs related to any damage resulting from the placement or removal of units or structures covered in this application now or at any future date, and further holds harmless, Briny Breezes, Inc. and the Town of Briny Breezes.
7. Applicant shall notify Briny Breezes, Inc. when a new home or unit arrives, at which time it shall be inspected, and again after it has been placed on lot and under no circumstances shall it be anchored or connected to any utility until such location has been approved by Briny Breezes, Inc., and inspected by the Town of Briny Breezes.
8. Stockholder shall approve installations and/or improvements, requested on this application and assumes any and all responsibilities of the applicant in the event the applicant fails to assume them.
9. ~~Effective June 15, 1989,~~ All certifications of anchors less than 48 inches in length and having a single disc of less than 6 inches in diameter will be invalid. These anchors were not tested under Amended Rule 15C-1.010, F.A.C., which requires tests to be performed under the supervision of state personnel.  
CANCELLATIONS OF ANCHOR CERTIFICATION M-89-06 - per: Florida Department of Highway Safety and Motor Vehicles.

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Briny Breezes, Florida

### BUILDING PERMIT APPLICATION ADDENDUM #1 Revised 09/11/2013

Building Permit Applications that meet the Appendix II rules/regulations will be initially be recommended for approval approved by the Briny Breezes Corporation, then submitted to the Town of Briny Breezes for final approval. *SUSAN BRANNEN suggests moving this section in front of Building Application Form with the following introduction “Below, find some guidance on what is needed prior to commencement of your work. Briny Breezes, Inc. is a cooperative, our lease lines are close and not always finite. Permissions you may have had “back home” could be very different. Please review and ask questions before rather than after. Note also that just because you may be doing the work yourself or with a friend, does not mean you do not need approval and/or a permit.”*

Building Permits can only be issued by the Town of Briny Breezes.

### CORPORATION - Approval Required before Permit is issued by the Town of Briny Breezes

#### Installation or Removal of (Plans Required):

- Mobile home
- Cabana
- Room additions
- Screen enclosures
- Structural changes to mobile home (removing existing structure to create new windows or door open and walls)
- Docks
- ~~Boat lifts (free-standing)~~
- Permanently-Constructed Utility Sheds and Cabinets (Motion by McMorro was seconded. BOD Vote 6-2 to approve change / No votes: Weir, Oglesby)
- Decks, patios, porches, driveways including pavers for driveways and patios (Motion to delete by Gross was seconded. BOD Vote 8-0 to approve change)
- Stairs
- Accessible ramps
- Air conditioning units (required only if there is no pre-existing A/C unit, or unit is relocated or existing unit is not currently in proper place)
- ~~New awning installation (no Corporate Review see P-6)~~
- Solar panels and heating devices (installation or removal)
- New irrigation system. (Rain gauges required)

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### TOWN - Permits Issued by the Town of Briny Breezes

- Air Conditioning Units ~~replacement~~
- Anchoring/tie-downs.
- Re-leveling of an existing mobile/modular home (agreed to 4/10/17)
- Water heater replacement - Hard Wired
- ~~All~~-New electrical and plumbing work.
- Installation and hook-up of electrical panels
- Re-roofing including roof-overs
- Unit installation, demolition, leveling and re-leveling
- Subflooring repair/replacement

## APPENDIX II – BRINY RULES

- Windows ~~–more than 1, any size~~ where installation requires altering the existing window frame or cutting into mobile home structural frame or for the installation of “impact glass” windows (agreed to 4/10/17)
  - Siding - Complete
- THIS IS NOT A COMPLETE LIST; IT REPRESENTS ONLY SOME OF THE MOST COMMON PROJECTS. All of the above (Plans Required)

### Some Improvements NOT Requiring Permits or Corporate Review (Some improvements that require your Director’s sign off. They must come and review your proposed work such as removing a tree and installation of pavers

#### Landscaping:

- Low voltage garden/walkway lighting (plug in only)
- Pavers ~~(pervious material and~~ installed on sand and/or other pervious material ~~only)~~ for decks, patios and porches. ~~However, pavers for driveways and patios require permits.~~ ((Motion by Director Gross was seconded BOD Vote 8-0 to approve change)
- Existing deck repairs (non-structural)

#### General Home Improvements and Repairs:

- ~~\*\*General~~ Minor repair of existing plumbing
- ~~\*\*General~~ Minor repair/replacement of existing lighting
- Low voltage lights (plug in only)
- Replacement of existing electric appliances and fixtures (Replacement of any gas appliance requires a permit)
  - Refrigerator/freezers
  - Ranges (electric)
  - Dishwashers
  - Built in microwave units
  - Washer/dryers
  - Disposals
  - Sinks
  - Toilets
  - ~~Lavatories~~
  - Ceiling fans
  - Exhaust fans
  - Showers & Tub Replacement except for installation/hook-up of new shower pans which need a permit??? Pending - Susan to check with plumber to determine if permit needed elsewhere
- Replacing floor covering (Carpet, Tile, Vinyl, Laminate, etc.) inside home sub-flooring
- Interior finishes
- Gutters
- Skirting
- ~~Awnings (non-electric) – new plug in~~
- New awning installation (Motion by Gallacher was seconded. BOD Vote 5-2-1 to approve Brannen & Oglesby opposed, McMorroo abstained)
- Window (replacement) - ~~one only~~ if new window(s) dimensions are the same as the dimensions of existing window(s) and the window is a “like replacement” (i.e. a mobile home window must be replaced by a window designed for a mobile home) and not an “impact resistant” window (agreed 4/10/17). Documentation of window type may be required by the Corporation or Town.
- Door (replacement) ~~only one~~ if like replacement - i.e. door with no alteration of door frame (Motion by Director Gross was seconded BOD Vote 8-0 to approve change at 1/31/17 meeting) (“if like replacement...words added 4/10/17).
- Skylight dome / fixture replacement for existing skylight with no alteration of roof frame. (agreed 4/10/17)

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~~\*\* Definition of General: repair or replacement of existing electrical or plumbing.~~

BRINY BREEZES, INC.  
561-276-7405  
BrinyBreezes.US  
[BrinyAssistant@gmail.com](mailto:BrinyAssistant@gmail.com)

TOWN OF BRINY BREEZES  
561-272-5495  
BrinyTownClerk@yahoo.com  
Tue, Thurs & Fri 9:00 - 12:00 pm



### Briny Breezes, Florida BUILDING PERMIT APPLICATION ADDENDUM #2 MARCH 2013

The following information is regarding the Improvement Permit Application process. The information will cover the regulations, instructions, approved length and width requirements for new mobile homes, setback dimensions and notes for each District, plus conditions of approval for applications.

#### IMPROVEMENT PERMIT APPLICATION BRINY BREEZES, INC.

Note: **\*\*\*(NEEDS OWNER BUILDER SHEET SIGNED) THESE PERMITS MUST BE OBTAINED EVEN IF THE RESIDENT IS DOING HIS OWN WORK.** All permit applications are to be submitted to Briny Breezes, Inc., on their forms, which contain full instructions. **Two copies of all supplemental attachments are required.**

The Town does not review and process any applications until approval by Briny Breezes, Inc. has been granted. However, Building Permit applications for the following work is implicitly approved by the Corporation without any review and forwarded directly to the Town for processing for permit(s):

- anchoring/tie-downs or re-leveling
- air conditioning replacement (if the replacement unit is to be placed exactly where the old unit and if the old unit was in the correct place) and any A/C repair/parts replacement
- water heater replacements (all must be electric and hard-wired) and any water heater repair or parts replacement
- interior plumbing
- interior electrical
- other interior work such as floor replacements, kitchen/bath remodels
- New Awning Installation (Motion by Director Gross seconded and passed 4-3 / No votes Brannen. Oglesby, Gallacher)
- Work on electrical meter stanchions, meter cans, and any work by FPL on electrical connections to units
- Window and/or door replacement

Please remember that it takes time for the Directors of Briny Breezes, Inc. to review your request and then time for the Town personnel to process the permit. Plan your projects to allow AMPLE time for this process.

If you are engaging someone to do work for you, make certain that they are licensed to work in **Briny Breezes Florida Palm Beach County or a reciprocal jurisdiction**. For your own protection, it is recommended that you make certain that final inspection of the work has been made by the Town's building inspector and that it has been

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approved prior to final settlement with the contractor. Your contractor should call for the inspections when he is ready for them through the Town Hall–272-5495.

Since each District has different problems and setbacks, rules and lot size, we find that many aspects of our permits must be handled on an individual basis. Therefore, our permit forms do not address the sizes of steps and stoops and will be approved by the Committee on an individual basis.

Requests for variances to the requirements and restrictions in this document will only be granted if supported by the Briny Breezes Board of Directors AND the Town of Briny Breezes. Where a Building Permit is required, variances can only be granted in accordance with Town of Briny Breezes Land Development Code Section 10.16. (depends on approval process adopted - BOD comment)

### REGULATIONS:

1. All improvements are subject to the code of the Town of Briny Breezes.
2. All roof extensions and protrusions shall be included and referenced as points of measurement in determining setbacks. The only exception will be siding, door casings and window casings, which shall not ~~exceed a maximum of protrude more than~~ 1 ½ inches ~~from outer wall of the mobile home from the fascia~~, and for gutters, which shall ~~not exceed a maximum of~~ not protrude more than 5 inches ~~from the fascia~~. No extension shall be allowed over a public ~~or private (Briny Breezes Inc owned)~~ right-of-way. (Relocated from District-specific regulations as agreed 4/10/17)
3. Blocking, anchoring and tie-downs shall conform to Florida Building Code (website: <http://codes.iccsafe.org/app/book/toc/2014/Florida/Building%20Code/index.html>) State and F.E.M.A. requirements.
4. All plumbing work shall conform to the Florida ~~Building State Plumbing~~ Code.
5. All electrical work shall conform to the ~~National Electrical~~ Florida Building Code.
6. All structural repairs, alterations or installation shall conform to the Florida ~~State~~ Building Code.
7. Utility cabinets shall be permitted if they comply with Florida Building Code (Motion by President Gallacher was seconded BOD Vote: 7-0 in favor; Director Weir departed prior to vote) Sheds are considered utility cabinets and must meet the utility cabinet criteria as do all replacements of existing sheds and utility cabinets. Utility Cabinets are included as a measuring point for all setback requirements for the mobile home and 'add-on' placement in each District. Each unit may have only one utility cabinet. The cabinet shall not exceed 3 feet in depth, 6 feet in width and 6 feet in height. Generally, cabinets are to be placed alongside the mobile home and placed a minimum of 5 feet from the rear corner of the mobile home, parallel and flush to mobile home wall and suitably anchored to the wall and/or slab. However, in District III - Row B and in District IV - Row V, utility cabinets and sheds may be placed against the E-W fence that runs along the Briny Breezes property lines in these locations. An exception location for a cabinet/shed may be granted in writing by a Director from the District where the cabinet/shed is to be placed and the Chairman of the Architectural Review Committee as long as the utility cabinet does not block the path of egress between units.  
~~Utility cabinets shall be permitted provided it does not exceed 3 feet in depth, 6 feet in width and 6 feet in height, and is placed a minimum of 5 feet from the rear corner of the mobile home parallel and flush to mobile home wall and suitably anchored to the wall and slab (7 feet minimum from rear lot line on the patio side). A utility cabinet the size of which does not exceed 20 inches in depth, 4 feet in width and 6 feet in height may be installed on the patio side, parallel to the mobile home, provided it does not extend closer than 1 foot to the rear corner of the mobile home. No cabinets permitted in District IV with 24-foot wide units, except lots O-213, O-214, O-215, Q-213, Q-212, R-211, R-212, T-211, T-212, T-210, U-209 and U-210. No cabinets on any lot where it would infringe on the setback requirements, detract from the appearance of the lot, or be a nuisance to a neighbor. A utility cabinet shall be permitted provided it does not exceed 3 feet in depth, 6 feet in width and 6 feet in height, and is placed a minimum of 5 feet from the rear corner of the mobile home parallel and flush to mobile home wall and suitably anchored to the wall and slab (7 feet minimum from rear lot line on the patio side).~~
8. All patio awnings, including gutters, must be at least 5 feet from any other structure. All awnings, patio roofs and aluminum and vinyl specialty work shall conform to the Florida Building Code and be subject to regulations. In District 4, no patio awnings/covers are permitted within 13 feet of the seawall (Motion by Gross was seconded BOD Vote 5-2 with Oglesby and Coyner opposing. Director Weir departed prior to vote)

ADJOURN Jan 6, 2017 Meeting Adjourned /continued Jan 31 2017



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9. AIR CONDITIONING: ~~Central single A/C units shall be in the beneath the home where possible and practical and shall exhaust to the~~ front or on patio side as near the front of the home as possible. Split system installation shall be made with condensing unit placed at the front on patio side as near front of home as possible. In District 4, replacement units should be placed where the existing A/C unit is located which is normally on the back side of units. See specific district regulations for additional placement criteria. WINDOW ~~OR WALL~~-UNITS are not allowed except to replace units already in existence. No air-conditioning unit shall exceed the maximum noise level of 82 decibels as rated by AIR CONDITIONING AND REFRIGERATION INSTITUTE and REVISION DATED APRIL 8, 1981. THE MAKE, MODEL# AND PROPOSED LOCATION MUST BE STATED IN APPLICATION. COPY OF MANUFACTURER SPECIFICATIONS RE: DECIBELS MUST BE ATTACHED. (A.R.I. ACCEPTED).
10. Installation of mobile home, patio, cabana or add-a-room shall be subject to the regulation in all the following Tables. The purchaser of any mobile home to be installed in Briny must furnish a copy of the Bill of Sale (modular units) or Title (manufactured units) to the Corporation before the unit can be installed.
11. Cabana, add-a-room shall be set 5 feet from the front and rear of mobile home, ~~except District IV.~~ When your lot backs into another lot in rear, the cabana or add-a-room must be at least 7 feet from rear lot line.
12. Except where otherwise specified in Appendix II (added as agreed on 4/10/17), there must be 10 feet between any two enclosed structures except for patios, patio roofs, decks, driveways, stairs and their landings, but including screened/enclosed rooms (except in rear and where existing add-a-room on adjacent lot makes it impossible). However, A replacement (the word "single-wide" was deleted from the previous version as agreed on 4/10/17) mobile home and/or their screened room/cabana not extending beyond the footprint of the existing (pre-existing) structure is permitted, if the existing (pre-existing) unit does not encroach (cross) any adjoining lease line in the opinion of ARC or, if ARC opinion appealed, the Board of Directors. the existing home met the Appendix II required setbacks. by BOD Decision 1/31/17 by vote of 7-0 (Weir left meeting). In District III only when Rear Back Sides of two mobile homes are opposite each other, the minimum spacing is 4 feet. (8-0 unanimous on Coyner Motion 3/13/17)
13. Stairs not meeting a 10' setback between structures may be installed parallel to the home with a landing no wider than 48 x 48 inches, or may be installed perpendicular to the unit if the landing extends no more than 36 inches from the unit.
14. Porches/Decks with and without railings must be setback at least ~~ten (10)~~ 5 (five) feet (BOD Decision 1/31/17 by vote of 7-0 (Weir absent) from adjoining units and at least five (5) feet from other porches/decks. In most cases, raised porches parallel to the width of a unit can be no wider than 5 (five feet). However, wider porches/raised decks are allowed where the structure will be at least 10 feet from any adjacent unit, porch or raised deck and at least three and one-half feet from any lease line.
15. Maximum height of any raised decks/porches is the elevation of the floor of the mobile home except that in District 4, the deck, porch or patio between a unit and the seawall may be no higher than the top of the seawall and may not have a railing?. Maximum width of side porches/landings is five feet except in

**ADJOURN: Jan 31, 2017 Meeting Adjourned /continued March 13, 2017 except for work on 18 & 19 below which was completed at Jan 1 mtg. Start Here for March 13, 2017 Meeting**

16. New and any replacement mobile homes are to be all electric.
17. Homes newly installed or substantially improved (including screen rooms, add-a-rooms, etc.) shall be elevated such that either the:
  - (a) Bottom of the frame of the home is at or above the base flood elevation required, as applicable to the flood hazard area in the Florida Building Code, Residential Section R322.1.9, R322.2 (Zone A) or and Section R322.3 (Zone V) and Briny Town ORDINANCE NO: 4-2015; or
  - (b) Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade unless this would result in the elevation of base of the frame being lower than the base flood elevation in which case article (a) provides the minimum elevation.
  - (c) Bottom of the frame can be no more than one foot above elevation required.
  - (d) Certificate of elevation is required for the mobile home.



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Note: Base flood elevation in 2016 is 7 ft. above mean sea level but may be changed in the future by appropriate federal authorities such as FEMA.

### Substantial Rewording based on Town Floodplain Ordinance 4-2015

~~Certification by Engineer that the lowest floor elevation is a minimum of 7 feet or higher above mean sea level Base Flood Elevation up to a maximum of 8 feet above Base Flood Elevation (unless this maximum would require the concrete pad under the unit to be below ground elevation) is required. On new construction, the floor level of base of the floor including the insulation of the mobile home shall not be higher than 30 36 inches above the natural current grade at the middle of the high side, unless required by the 7-foot rule above. This applies to all mobile home and/or second unit, screen rooms, add-a-rooms, etc., as required by FEDERAL EMERGENCY MANAGEMENT AGENCY.~~

18. ~~In Districts III & IV~~ When any structure is placed in accordance with #14 above, the area under the structure shall be filled with an approximately 4" thick concrete slab or other acceptable material to an elevation of 4 feet or higher above Base Flood Elevation mean sea level. A Certificate of Elevation is required for slab. (Deleted Reg # 18, approved 8-0 in motion by Gallacher at March 13 meeting)
19. ~~All mobile homes / units installed in Briny must be one-story only. Second level construction or usage is prohibited.~~ Deleted by BOD Decision 1/31/17 by vote of 6-2 (No Votes: Goudreau Oglesby)
20. ~~The maximum height for a mobile home as measured outside the mobile home from the highest point of the roof (ridge or ridge crest) vertically to the base of the floor of a mobile home is thirteen (13) feet.~~ Deleted by BOD Decision 1/31/17 by vote of 7-1 (No vote - Oglesby)
21. Driveways may not cross any lease lines.
22. Eaves / overhangs for units allowed in the Park may extend up to 8 ~~(6)~~ inches, depending on the District regulations, out from the exterior wall of the M.H., but only if all other setbacks are met for the District where the M.H. will be set up. (Moved from District-specific regulations)
23. Boat lifts of any kind are not allowed in Briny.
24. Lease lines will be determined, as needed and when disputed, by the Architectural Review Committee (ARC) using available data and then by the Board of Directors if the ARC decision is appealed. Established precedent and plats published by the Corporation will guide these decisions. (Motion by Oglesby, Approved 8-0 at March 13 Meeting)

### INSTRUCTIONS:

1. Describe in detail the work to be performed. Furnish measurements and describe material to be used. (Attach extra sheet(s).)
2. Provide a plan of mobile home unit. (Attach to application.)
3. Provide a SCALE DRAWING showing the mobile home and/or cabana with all eaves or other protrusions indicated and positioned on the lot showing lot line and setbacks. This drawing must also include the ~~dimensions from~~ distance of the unit including its eaves and protrusions from all streets, waterways, adjacent structures and/or mobile homes (on all sides), plus the location of all doors, windows and other items such as steps, stoops, porches and decks. This also applies to all concrete, air-conditioning unit, awning, storage cabinet, mobile home, screen room and add-a-room installations.
4. Contractors and shall carry Contractor's Liability Insurance.
5. Inspections shall be requested called for at least 24 hours in advance at 561-272-5495.
6. ~~Any improvements, repairs, cleaning, general maintenance or construction work is allowed only between the hours of 8:00 am and 5:00 pm inside or outside.~~ Non-Emergency Commercial Work may be conducted only Monday through Saturday between the hours of 8:00 am - 5:00 pm (motion by Mike W. at 3/13/17 meeting. Approved 7-0)
7. Mobile home or units must be parked in a place furnished by park and inspected for size and protrusions and approved before they are placed on the lot.
8. ALL APPLICABLE CODES AND REGULATIONS SHALL BE FOLLOWED. DEFINITIONS:
  - AIR CONDITIONER - A.C.
  - AWNING - A patio roof or covering which is open on three sides, ~~attached only to the outer wall of the mobile home and easily retracts/closes when not in use.~~
  - CABANA - A small shelter, ~~expand~~, screen room, second unit to a mobile home.
  - COMBINATION UNIT - A combination of a mobile home used in conjunction with a cabana, a porch or an awning, or any other combination thereof.
  - DECK - A patio or a porch made of wood or simulated-wood planks on its surface and supported above the ground by posts and has no railings. Decks may not be covered with plywood.

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- MOBILE HOME - ~~(Manufactured)~~ A structure which is transportable in one or more sections, built on an integral chassis, and designed to be used as a single family, one- story dwelling when connected to the required utilities, including the plumbing, heating, air-conditioning and electrical systems contained therein. The initials “M.H.” shall be used as the abbreviation of this term which includes both manufactured homes and qualified modular homes as defined in the Briny By-Laws.
- PATIO - Flat concrete or ~~pavers or wood floor~~ not over 7½ inches above the ground with no railing.
- PERMANENT STRUCTURE - Anything constructed or erected, the design of which or intended use of which is permanent, long term, or indefinite life, by design or use.
- PORCH - A concrete or wood or ~~wood-simulated product~~ (not plywood) floor higher than 7½ inches above ground and generally with a railing around it. In this document, the term PORCH includes a landing at the top of stairs to a unit.
- SETBACK - Setback shall be synonymous with words “Building Line”.
- TEMPORARY STRUCTURE - Anything constructed or erected, the design of which or intended use of which, is other than permanent, long term, or indefinite life, by design or use.
- The words and numbers ~~such as~~ “12 feet wide” as used in this document allow M.H.s with inside / interior dimensions of up to 12 ft. with a maximum of 6 inches allowed on either ~~(exterior)~~ side of the interior dimension for insulation, vapor wrap, siding and trim so that the total exterior unit width is no wider than 13 ft. provided that other setbacks are met for the District where the M.H will be set up. ~~This provision provides the same allowance for units of all approved widths and lengths (i.e. 14, 20, 24, 28 provided all the required setbacks are met. (agreed to on 4/10/17 PLEASE REVIEW AND NOTIFY BOARD BY EMAIL FOR ANY NEEDED WORDING IMPROVEMENT).~~ This rule is intended to allow new ~~“12-foot”-wide~~ M.H.s that are currently available in the marketplace to be installed in Briny without needing to be modified in width.

ADJOURNED HERE ON March 13, 2017 / to be continued at next meeting beginning with proposed change in next 2 lines.

## DISTRICT-SPECIFIC RULES WILL BE MOVE FROM THIS LOCATION AFTER APPROVAL BY BOARD ON MAY 5 PER DISCUSSION AT LAST GREENSHEET MEETING.. TOM

DISTRICT I: No units more than ~~12 feet wide except on outside rows where~~ 14 feet wide are approved, if they meet all setback if the unit can be installed safely without damage to adjoining units. On “CD” row, Mobile home and patio roof shall not exceed 20 feet in width and the 5 feet setback between structures must be adhered to. ~~cabana or awnings are permitted on the mobile home but shall not be over 20 feet wide.~~ All setback requirements must be met to determine the overall width permissible (not to exceed 20 feet). ~~Units manufactured with roof overhangs (eaves) may not extend more than 6 inches on each side of the mobile home.~~ (Last sentence grouped into Regulation 22 as agreed 4/10/17) **Entire section MOVED TO P-12**

DISTRICT II: Single lots maximum mobile home width is ~~12~~ 14 feet, if they meet all setback if the unit can be installed safely without damage to adjoining units ~~except on the outside rows where 14-foot width is approved provided all setbacks are met.~~ Mobile home and patio roof shall ~~not exceed~~ not be over 20 feet in width wide and ~~observe~~ the 5 feet setback between structures must be adhered to. No single lot shall be allowed to have a cabana (add-a-room), or screened room except those now existing. If any existing cabana and/or its mobile home must have major repairs or replacement, the cabana shall be removed and the present rules applied. When a double-wide mobile home is to be installed on two or more lots, there shall be at least a 5-foot setback from the rear lot line and at least a 4-foot setback from the street except on Cordova and Ruthmary where there shall be a 3-foot setback from the sidewalk. Such ‘double-wides’ may have widths up to 28 feet if all required set backs are met. **PROVISIONAL FOR APPROVAL AT FINAL GREENSHEET MEETING.** ~~Units manufactured with roof overhangs (eaves) may not extend more than 6 inches on each side of the mobile home.~~ Last sentence grouped into Regulation 22 as agreed 4/10/17) **Entire section MOVED TO P-13**

DISTRICT III: Mobile home shall be no more than ~~12-14~~ feet wide, if they meet all setback if the unit and can be installed safely without damage to adjoining units ~~except on F, G, N rows where 14-foot width is approved.~~

## APPENDIX II – BRINY RULES

Combination units, patio roof or porch including double-wides (as amended on 4/10/17) shall not be over 20 feet wide. ~~Units manufactured with roof overhangs (eaves) may not extend more than 6 inches on each side of the mobile home~~ Last sentence grouped into Regulation 22 as agreed 4/10/17) Entire section **MOVED TO P-14**

**DISTRICT IV:** Provided that other setbacks for District 4 are met, units may have a maximum interior width of 24 ft. with a maximum of 6 inches allowed on either side of the interior dimension for insulation, vapor wrap, siding and trim so that the total exterior unit width of the unit is no wider than 25 ft. This applies to all lots in District 4 except lots O213 - O215, Q212, Q213, R211, R212, T210 - T212, U210, where up to 28 feet exterior width is approved, providing all other setbacks are honored. All above lots must accommodate off street parking (driveways) as well as lots O201 and O201A, Mallard and S206 - S209. ~~Allows a 14-foot mobile home—plus cabana or patio roof.~~ See Tables. ~~As of 1/5/94,~~ Rows O, Q, R, T & U, nothing of a permanent construction—i.e., steps, porches, flower boxes, ~~flag poles and their supports~~ (agreed 4/10/17)- shall be built within the ~~three-foot~~ setback limits of the seawall to the mobile home (see Green Sheet for definition) except decks, which must be constructed of wood, or patios constructed with pavers and all must be easily (lift out sections for decks and pavers resting on loose sand) removable 3 feet from seawall. The portion of any deck covering the 3 foot ROW along the seawall will be constructed in multiple, easily-removable sections that are supported by a board attached to the inside of the seawall and the adjacent portion of the deck. (concept agreed to 4/10/17, **WORDING NEEDS REVEIW**). The top of decks and patios built between the unit and the seawall shall not exceed the current elevation of the seawall in height. 7 ½ inches above ground level. For District 4 leases adjacent to seawalls, no new or replacement patios/decks made of concrete (except for concrete pavers) are permitted in the area between the mobile home and the seawall. ~~NOTE: Maximum width of side porch or deck on double-wide homes in District IV shall not exceed 4 feet. Units manufactured with roof overhangs (eaves) may not extend more than 6 inches on each side of the mobile home~~ (Last sentence grouped into Regulation 22 as agreed 4/10/17))

The seawalls in District IV are Corporate property and have a 3’ wide adjacent right-of-way for repairs or improvements. Stockholder patios or decks within three feet of the interior of the seawall and any docks attached to the side of the seawall must be removed for repair, replacement or improvements to the seawall. The cost of removing and/or replacing such decks, patios and docks is the sole responsibility of the stockholder holding the lease. The stockholder has the option to remove these improvements him/herself in a timely manner when requested by a letter from the General Manager. If the stockholder, so notified, fails to comply, the Corporation will remove the improvements and bill the stockholder for the cost of removal. The stockholder/lessor will be solely responsible should the stockholder/lessor wish to repair or re-build the sections of the deck/patio that were removed to accommodate work on the seawalls. (moved here from following District 4 set-back section as agreed on 4/10/17) **Entire section MOVED TO P-15**

**ALL DISTRICTS:** All above requirements are subject to measurement by the Architectural Review Committee and apply to all new installations. ~~These are maximum widths but must meet all setbacks and are subject to change upon jobsite inspection and State Health Department- requirements. All distances are computed from the lot line unless otherwise specified-~~

~~Siding, door and window casings should not protrude more than exceed 1½ inches from outer wall of mobile home. A maximum of 5 inches is permitted for a gutter from the fascia.~~ (deleted due to redundancy with Reg 2 on page 7 as agreed on 4/10/17) Placement of a mobile home manufactured with extension or protrusion—i.e., overhangs/bay windows—must be placed on the lot in compliance with all setback provisions. There shall be no extension over a public or private (owned by Briny Breezes Inc.) right-of-way.

MAXIMUM MOBILE HOME LENGTH*					POSSIBLE EXCEPTIONS*				
DISTRICT I	ROW(S)	10’W	12’W	14’W	ROW(S)	10’W	12’W	14’W	
	A	35	35	35	B22	32	32		
	B	38	38	38	C212	40	40		
	CD	43	41	41	E-1	37	37		

## APPENDIX II – BRINY RULES

	E	39	36	36	I8 & 9, J8	55	55	
	F	36	36	36	L-2 & 3	50	50	
DISTRICT II	G & L	32	32	32	G2, H1 & 2	58	58	
	H & K	28	28	28	O201, O201A	46	46	
	I	31	31	31	O213, O215	52	52	52
	J	34	34	34	O214	60	60	60
DISTRICT III	B	46	44	44	Q201	60	60	
	C, D H, I J, K, L, M	44	42	42	Q212	52	52	52
	F	44	42	40	Q213	57	57	57
	E	42	40	40	R201	60	60	
	G & N	45	43	41	R211	57	57	57
DISTRICT IV	O, Q, R, T	50	50	50	R212	60	60	60
	P	52	50	49	T201	60	60	
	S	54	52	51	T211	57	57	57
	U	47	45	44	T212, U209	57	57	57
	V	52	52	51	U210	60	60	60

\* if and only if all setback requirements are met

Changes to the above table allowing 14 ft. wide units that are in **gold font** were agreed to at the 4/10/17 meeting and are based on the assumption that new 14' wide units can be safely be installed in all sections of District 2 using a crane parked along Cordoba or Ruth Mary and with the provision that all setbacks must be met. The changes in the above table in **blue font** were proposed after the 4/10/17 meeting when Brannen, Goudreau and Oglesby measured several lots on I & J Rows and concluded that such a change was justified since the lot lengths on I & J row were inconsistent ranging from roughly 36 and ½ feet to over 38 feet. At one location, we measured 75 and ½ feet from Hibiscus to Juniper roads indicating two possible lot sizes, back to back, of 37 and ¾ feet in length as compared to the 36.65 feet length shown on the Engenuity plat. We three agreed the most reasonable approach would be to allow the longest unit that can be placed on a specific lots **THAT MEETS ALL SETBACKS**. We also agreed that it would be best **TO REVERT THE LENGHTS ALLOWED IN THE ORIGINAL TABLE (ex14 ft. wide column.**

Each of the following District Setback Tables and related Regulations were placed on a separate page per agreement on 4/10/17

## APPENDIX II – BRINY RULES

**DISTRICT I:** No units more than ~~12 feet wide except on outside rows where~~ 14 feet wide are approved, if they meet all setback if the unit can be installed safely without damage to adjoining units. On “CD” row, Mobile home and patio roof shall not exceed 20 feet in width and the 5 feet setback between structures must be adhered to. ~~cabana or awnings are permitted on the mobile home but shall not be over 20 feet wide.~~ All setback requirements must be met to determine the overall width permissible (not to exceed 20 feet). ~~Units manufactured with roof overhangs (eaves) may not extend more than 6 inches on each side of the mobile home.~~ Last sentence grouped into Regulation 22 as agreed 4/10/17) (Moved from P -10)

**SETBACK DIMENSION TABLE FOR RMH-I DISTRICT**

ROWS	ITEM	FRONT-END SETBACK	REAR-END SETBACK <u>FROM LOT LINE</u>	<u>SETBACK BETWEEN THE SIDES OF ADJACENT UNITS</u> <u>BACK (NON-ENTRY) SIDE OF M.H. FROM PATIO</u>
A & F	M.H.	EDGE OF SIDEWALK	2-FT	<del>8-FT, 4-IN</del> 10-FT
F20 - F27	M.H.	INSIDE WALL	2-FT	<del>10-12 FT</del>
B & E	M.H.	2-FT FROM STREET	2-FT	10-FT
CD	M.H.	1-FT, 6-IN FROM STREET	1-FT, 6-IN FROM STREET	10-FT

### NOTES TO SETBACK FOR RMH-I DISTRICT

- A. The term “Sidewalk” as used in the above table means the east-west sidewalk along the north side of Briny Breezes Boulevard for the lots in Row A, and the east-west sidewalk along the south side of Ruthmary Avenue for the Lots in Row F
- B. The term “street” as used in the above table means Bamboo Drive for the lots in Rows B and C, and Cedar Drive for the Lots in Rows D and E.
- C. East Setbacks—There will be a minimum setback of one (1) foot from the west edge of the north-south sidewalk along the west side of Old Ocean Boulevard for all lots bordering that Boulevard.
- D. All patio awnings, including gutters, must be at least 5 feet from any other structure.
- E. Cabana (add-a-room) shall be set 5 feet from front and rear of the mobile home. When the lot backs into another lot in the rear, the cabana or add-a-room must be at least 7 feet from rear of lot line.
- F. There must be 10 feet between any two enclosed structures except when the rear of the structure is opposite the rear of another structure. ~~Example: between two single-wide mobile homes or between a single-wide mobile home and a double-wide mobile home.~~
- G. ~~All roof extensions and protrusions shall be included and referenced as points of measurement in determining setbacks. The only exception will be siding, door casings and window casings, which shall not exceed a maximum of protrude more than 1 ½ inches from outer wall of the mobile home from the fascia, and for gutters, which shall not exceed a maximum of not protrude more than 5 inches from the fascia. No extension shall be allowed over a public or private (Briny Breezes Inc owned) right-of-way. (Moved to Reg 2, P 7 as agreed on 4/10/17)~~



## APPENDIX II – BRINY RULES

**DISTRICT II:** Single lots maximum mobile home width is ~~42~~ 14 feet, if they meet all setback if the unit can be installed safely without damage to adjoining units except on the outside rows where 14-foot width is approved provided all setbacks are met. Mobile home and patio roof shall ~~not exceed~~ ~~not be over~~ 20 feet in width wide and observe the 5 feet setback between structures must be adhered to. No single lot shall be allowed to have a cabana (add-a-room), or screened room except those now existing. If any existing cabana and/or its mobile home must have major repairs or replacement, the cabana shall be removed and the present rules applied. When a double-wide mobile home is to be installed on two or more lots, there shall be at least a 5-foot setback from the rear lot line and at least a 4-foot setback from the street except on Cordova and Ruthmary where there shall be a 3-foot setback from the sidewalk. Such ‘double-wides’ may have widths up to 28 feet and whatever length is possible when all required set backs are met. This provision supercedes the length and width limitations in the preceding “Maximum Mobil Home Length table. PROVISIONAL FOR APPROVAL AT FINAL GREENSHEET MEETING. ~~Units manufactured with roof overhangs (eaves) may not extend more than 6 inches on each side of the mobile home.~~ Last sentence grouped into Regulation 22 as agreed 4/10/17) Entire D-2 section MOVED FROM P 10

**SETBACK DIMENSION TABLE FOR RMH-II DISTRICT**

ROWS	ITEM	FRONT-END SETBACK	REAR-END SETBACK FROM LOT LINE	SETBACK BETWEEN THE SIDES OF ADJACENT UNITS BACK (NON-ENTRY) SIDE OF M.H. FROM PATIO
G & L	M.H. AWNING	EDGE OF SIDEWALK 1-FT FROM M.H. CORNER	2-FT 2-FT FROM M.H. CORNER	<del>8-FT, 4-IN</del> 10-FT N/A
H & K	M.H. AWNING	1-FT FROM STREET 1-FT FROM M.H. CORNER	2-FT 2-FT FROM M.H. CORNER	<del>8-FT, 4-IN</del> 10-FT N/A
I & J	M.H. AWNING	2-FT FROM STREET 1-FT FROM M.H. CORNER	2-FT 2-FT FROM M.H. CORNER	<del>8-FT, 4-IN</del> 10-FT N/A

### NOTES TO SETBACK FROM RMH-II DISTRICT

- A. The term “Sidewalk” as used in the above table means the east-west sidewalk along the north side of Ruthmary Avenue for the Lots in Block G, and the east-west sidewalk along the south side of Cordova Avenue for the Lots in Row L.
- B. The term “Street” as used in the above table means Hibiscus Drive, excluding the north-south portion thereof, for the Lots in Row H and I, and Juniper Drive for the Lots in Rows J and K.
- C. There will be a minimum setback of one (1) foot from the west edge of the north-south sidewalk along the west side of Old Ocean Boulevard for all lots bordering that Boulevard.
- D. All patio awnings, including gutters, must be at least 5 feet from any other structure.
- E. Cabana (add-a-room) shall only be allowed on double lots and shall be set 5 feet from the front and rear of the mobile home. When the lot backs into another lot in the rear, the cabana or add-a-room must be at least 7 feet from the rear lot line.
- F. There must be 10 feet between any two enclosed structures except when the rear of the structure is opposite the rear of another structure. ~~Example: between two single-wide mobile homes or between a single-wide mobile home and a double-wide mobile home.~~
- G. ~~All roof extensions and protrusions shall be included and referenced as points of measurement in determining setbacks. The only exception will be siding, door casings and window casings, which shall not exceed a maximum of protrude more than 1 ½ inches from outer wall of the mobile home from the fascia, and for gutters, which shall not exceed a maximum of not protrude more than 5 inches from the fascia. No extension shall be allowed over a public or private (Briny Breezes Inc owned) right-of-way. (Moved to Reg 2, P 7 as agreed on 4/10/17)~~



## APPENDIX II – BRINY RULES

**DISTRICT III:** Mobile home shall be no more than ~~12-14~~ feet wide, if they meet all setback if the unit and can be installed safely without damage to adjoining units ~~except on F, G, N rows where 14-foot width is approved.~~ Combination units, patio roof or porch including double-wides (as amended on 4/10/17) shall not be over 20 feet wide. ~~Units manufactured with roof overhangs (eaves) may not extend more than 6 inches on each side of the mobile home~~ Last sentence grouped into Regulation 22 as agreed 4/10/17) Entire D-3 section **MOVED FROM P 10**

**SETBACK DIMENSION TABLE FOR RMH-III DISTRICT**

ROWS	ITEM	FRONT-END SETBACK	REAR-END SETBACK	<u>SETBACK BETWEEN THE SIDES OF ADJACENT UNITS BACK (NON-ENTRY) SIDE OF M.H. FROM PATIO</u>
B-C-D-E-H-I- J-K-L-M	M.H.	2-FT FROM STREET TO M.H. CORNER	SEE NOTES	10-FT
F-G-N	M.H.	1-FT FROM STREET	SEE NOTES	10-FT

### NOTES TO SETBACK FROM RMH-III DISTRICT

- A. All patio awnings, including gutters, must be at least 5 feet from any other structure.
- B. Cabana (add-a-room) shall be set 5 feet from the front and rear of the mobile home. When the lot backs into another lot in the rear, the cabana or add-a-room must be at least 7 feet from the rear lot line.
- C. There must be 10 feet between any two enclosed structures except when the rear of the structure is opposite the rear of another structure. ~~Example: between two single-wide mobile homes or between a single-wide mobile home and a double-wide mobile home.~~ An exception is permitted when the rear back sides of two mobile homes are opposite each other, in which event the minimum spacing requirement is 4 feet. When replacing an existing mobile home, the present spacing must be maintained, which is from 4 feet up to 10 feet.
- D. ~~All roof extensions and protrusions shall be included and referenced as points of measurement in determining setbacks. The only exception will be siding, door casings and window casings, which shall not exceed a maximum of protrude more than 1 ½ inches from outer wall of the mobile home from the fascia, and for gutters, which shall not exceed a maximum of not protrude more than 5 inches from the fascia. No extension shall be allowed over a public or private (Briny Breezes Inc owned) right-of-way. (Moved to Reg 2, P 7 as agreed on 4/10/17)~~

## APPENDIX II – BRINY RULES

**DISTRICT IV:** Provided that other setbacks for District 4 are met, units may have a maximum interior width of 24 ft. with a maximum of 6 inches allowed on either side of the interior dimension for insulation, vapor wrap, siding and trim so that the total exterior unit width of the unit is no wider than 25 ft. This applies to all lots in District 4 except lots O213 - O215, Q212, Q213, R211, R212, T210 - T212, U210, where up to 28 feet exterior width is approved, providing all other setbacks are honored. All above lots must accommodate off street parking (driveways) as well as lots O201 and O201A, Mallard and S206 - S209. ~~Allows a 14-foot mobile home—plus cabana or patio roof.~~ See Tables. ~~As of 1/5/94,~~ Rows O, Q, R, T & U, nothing of a permanent construction—i.e., steps, porches, flower boxes, ~~flag poles and their supports (agreed 4/10/17)-~~ shall be built within the ~~three-foot setback/Right of Way~~ limits of the seawall to the mobile home (see Green Sheet for definition) except decks, which must be constructed of wood, ~~or patios constructed with pavers~~ and all must be easily (lift out sections for decks and pavers resting on loose sand) removable 3 feet from seawall. ~~The portion of any deck along the seawall will be constructed with multiple, easily-removable (lift-out) sections covering the Corporation’s 3-ft right-of-way that are supported by a board attached to the inside of the seawall and the adjacent portion of the deck. (concept agreed to 4/10/17, MAY NEED REWORDING).~~ The top of decks and patios built between the unit and the seawall ~~shall not exceed the current elevation of the seawall in height. 7½ inches above ground level.~~ For District 4 leases adjacent to seawalls, no new or replacement patios/decks made of concrete (except for concrete pavers) are permitted in the area between the mobile home and the seawall. ~~NOTE: Maximum width of side porch or side deck on double-wide homes in District IV shall not exceed 4 feet in width. (deleted as agreed 4/10/17) Units manufactured with roof overhangs (eaves) may not extend more than 6 inches on each side of the mobile home.~~ Last sentence grouped into Regulation 22 as agreed 4/10/17)

The seawalls in District IV are Corporate property and have a 3’ wide adjacent right-of-way for repairs or improvements. Stockholder patios or decks within three feet of the interior of the seawall and any docks attached to the side of the seawall must be removed for repair, replacement or improvements to the seawall. The cost of removing and/or replacing such decks, patios and docks is the sole responsibility of the stockholder holding the lease. The stockholder has the option to remove these improvements him/herself in a timely manner when requested by a letter from the General Manager. If the stockholder, so notified, fails to comply, the Corporation will remove the improvements and bill the stockholder for the cost of removal. The stockholder/lessor will be solely responsible should the stockholder/lessor wish to repair or re-build the sections of the deck/patio that were removed to accommodate work on the seawalls. (moved here from following District 4 set-back section as agreed on 4/10/17) **Entire D-4 section MOVED FROM P 10-11**

**SETBACK DIMENSION TABLE FOR RMH-IV DISTRICT (Also see E. below)**

ROWS	ITEM	FRONT-END SETBACK	REAR-END SETBACK	<u>SETBACK BETWEEN THE SIDES OF ADJACENT UNITS BACK (NON-ENTRY) SIDE OF M.H. FROM PATIO</u>
O-Q-R-T	M.H.	TO STREET	13-FT FROM INSIDE OF SEAWALL	10-FT BUT <u>ADJACENT UNIT MUST BE 3-FT, 6-IN FROM COMMON LOT LINE</u>
P & S	M.H.	2-FT FROM STREET	SEE NOTES	10-FT BUT <u>ADJACENT UNIT MUST BE 3-FT, 6-IN FROM COMMON LOT LINE</u>
U	M.H.	2-FT FROM STREET	6-FT FROM INSIDE OF SEAWALL	3-FT, 6-IN FROM LOT LINE
V	M.H.	2-FT FROM STREET		10-FT BUT <u>ADJACENT UNIT MUST BE 3-FT, 6-IN FROM COMMON LOT LINE</u>

### NOTES TO SETBACK TABLE FOR RMH-IV DISTRICT

- A. A minimum setback of 4 ½ feet from South Ibis Drive and 1 foot from North Ibis Drive shall apply on lots S206, S207, S208 and S209. A minimum setback of 2 feet from South Heron and 1 foot from North Heron shall apply on lots P207, P208, P209 and P210.
- B. A minimum setback of 13 feet from the water’s edge on the Intracoastal Waterway shall apply on lots O214, O215, Q213, R212, T211 and T212.

## APPENDIX II – BRINY RULES

- C. All patio awnings, (including any gutters) and decks must be at least 5 feet from any other structure.
- D. Cabana (add-a-room) shall be set 5 feet from the front and rear of the mobile home.
- E. There must be 10 feet between any two enclosed structures and, in addition, there must be 10 feet from the main entry side of the mobile home to the adjacent (more distant) lot line unless this makes it impossible to honor the 10' between mobile homes setback. This rule is an attempt to maximize open space between units by encouraging consistent (for any row) placement of units along the 3' 6" setback line. However, lots directly adjacent to bathhouses only have the meet the 10' between mobile homes setback if the 10' setback from the bathhouse make it impossible to comply with the 10' lease line setback. Lots O-213, 214, 215, Q-212 and 213, R-211, 212 and T 211, 212, 213 and U-209 are very narrow where they intersect the road and are required to have driveways on their lots so the units on these lots are not required to meet the 10' setback from the more distant lease line but must meet all other setbacks. [Pending review and possible substitution of simpler/clearer language from Director Adams - consider revision by email and formally approve at final Greensheet meeting]
- ~~F. All roof extensions and protrusions shall be included and referenced as points of measurement in determining setbacks. The only exception will be siding, door casings and window casings, which shall not exceed a maximum of shall not protrude more than 1 ½ inches from outer wall of mobile home from the fascia, and for gutters, which shall not exceed a maximum of shall not protrude more than 5 inches from the fascia. No extension shall be allowed over a public or private (Briny Breezes Inc owned) right-of-way. (Moved to Reg 2, P 7 as agreed on 4/10/17)~~
- ~~G. The seawalls in District IV are Corporate property and have a 3' wide adjacent right-of way for repairs or improvements. Stockholder patios or decks within three feet of the interior of the seawall and any docks attached to the side of the seawall must be removed for repair, replacement or improvements to the seawall. The cost of removing and/or replacing such decks, patios and docks is the sole responsibility of the stockholder holding the lease. The stockholder has the option to remove these improvements him/herself in a timely manner when requested by a letter from the General Manager. If the stockholder, so notified, fails to comply, the Corporation will remove the improvements and bill the stockholder for the cost of removal. The stockholder/lessor will be solely responsible should the stockholder/lessor wish to repair or re-build the sections of the deck/patio that were removed to accommodate work on the seawalls. (Moved to District 4 regulations on P. 11 as agreed on 4/10/17)~~

ADJOURNED HERE ON April 10, 2017; pending remaining possible changes, some of which are indicated above in blue font.