

Changes to Red Book:

1. On **page 6**, under “Policies and Requirements for New Construction” **add a new paragraph** entitled “**Modular and All Other Non-traditional Home Construction.**”
2. Retain the first two sentences, as written, under the old heading: “Mobile Home Restriction Policy” Delete the second paragraph - beginning with “If you” and ending with the words “ECC/covenant rules.”
3. Under the new heading created in No. 1 above, insert the following:

“If the property owner plans to place a pre-manufactured modular or other non-traditionally constructed home on his/her property, it must be demonstrated that the home will not have a steel frame undercarriage, and that the home will not carry a US Government Housing and Urban Development Approval placard. Such undercarriage and labels will be evidence that the home is a mobile home and would therefore not be permitted in Cumberland Cove.

If the property owner plans to utilize any pre-manufactured or other non-traditional construction process the property owner or owner/builder is **strongly advised** to withhold commitment to purchase any such home until the structure and siting of the proposed home has been reviewed and approved by the ECC. After ECC approval and purchase of the home, the property owner must notify the ECC seven (7) days prior to delivery to allow an ECC representative to be present to observe delivery operations.”

4. Change second sentence of **page 5**, ECC Redbook to read as follows:

“No work is permitted until the property owner receives written ECC approval, and a building approval sign is posted as stated in Section 11.2 (b), Architectural Control, Covenants and Restrictions for Cumberland Cove.

No work means no tree removal, no building site preparation, no excavation, no construction or fabrication on or off-site. This includes traditional on-site constructed, or off-site manufactured, prefabricated, factory built, kit-built, modular, metal-clad , log walled, post & beam, or other unique construction types. See the last sentence under “Modular and All Other Non-traditional Home Construction.” (ECC Red Book, page 6.)”

2. Leave all existing paragraphs on page 5 as written with the following exception:

3. Add the following sub-paragraphs (D) (3) (a) and (b):

a. “If the home to be built involves pre-fabrication, the request for a permit to proceed must include a copy of the builder’s description of the supporting structure, floor plan, front rear and side elevation views, roof design including roof pitch and overhang, design for footers and foundation walls, garage, decking, deck covering design if applicable, and color and type of external finish materials.”

b. “In addition to siting of the home on the property the property owner must also provide plans for delivery of the pre-fabricated sections of the home. (Manufacturer’s brochures may satisfy some of these criteria.) These plans

must include plans for delivery and placement of the home on the foundation walls and piers. These plans must address roads to be traveled by delivery vehicles, cranes and other heavy equipment. Contractors and property owners will be monitored by the ECC and the Roads Committee to insure that they are held responsible for any damage to Cumberland Cove roadways, easements, and rights of way. Plans will also be reviewed by the ECC to insure that access driveways, off-loading zones, and exit paths for equipment do not require excessive environmental damage to the property and do not threaten the neighboring properties.”

On **Page 5**, ECC procedures ... **add a new paragraph D (8):**

D (8) “If the home is to be constructed by the property owner, (owner-builder) a complete definitive schedule for completion of the project will be required. The schedule will include the major steps in the construction process with planned completion dates for the major steps in the process, eg. Survey complete, Septic site and Leach field completion date, Foundation/footers completion date, floor joists and studding completion date, dried-in date, driveways and aprons complete date, exterior finish complete date, Interior Finish date, Certificate of Occupancy Date. The ECC will monitor progress using this schedule to insure completion of the project as planned.”