

Manufactured home, Class A, means a manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following additional criteria:

(1)

The manufactured home has a length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis.

(2)

The manufactured home has a minimum of 1,200 feet of enclosed and heated living area.

(3)

The pitch of the roof of the manufactured home has a minimum vertical rise of $3\frac{1}{2}$ feet for each 12 feet of horizontal run (3.2 feet by 12 feet) and the roof is finished with a type of composition shingle that is commonly used in standard residential construction.

(4)

The roof eaves and gable overhangs shall be 12-inch minimum (rain gutters may be included in the minimum dimensions).

(5)

The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.

(6)

The front entrance to the manufactured home has stairs and a porch, the porch being at least four feet by six feet in size. Stairs, porches, entrance and exit to and from the home shall be installed or constructed in accordance with the state building code.

(7)

The manufactured home is set up in accordance with the standards set by the state department of insurance and a continuous, permanent masonry foundation or masonry curtain wall, unpierced, except for required ventilation and access, is installed under the perimeter of the manufactured home.

(8)

The moving hitch, wheels, axles, and transporting lights have been removed.

(9)

Each manufactured home shall be only for single-family occupancy.

(10)

A manufactured home shall comply with the FHA (Federal Housing Administration) requirements relative to tie downs.

(11)

The electrical meters servicing the manufactured home shall be mounted (attached) directly to the manufactured home.

(12)

A multi-sectional manufactured home is required. A singular sectional manufactured home is prohibited.

(13)

All manufactured homes shall otherwise meet all applicable zoning regulations for the zoning district in which the home is located.

It is the intent of these criteria to ensure that a Class A manufactured home, when installed, shall have substantially the appearance of an on-site conventionally built, single-family dwelling, to include landscaping in harmony with surrounding dwellings.

Dimensional Requirements (1)

Minimum lot area: 20,000 square feet (0.459 acres).

(2)

Minimum lot width: 100 feet (for lots without public water and sewer). (Except in subdivisions - Minimum lot widths of 75 feet and 60 feet for cul-de-sac lots.)

(3)

Minimum required front yard: 40 feet (excluding steps).

(4)

Minimum required rear yard: 40 feet (excluding steps).

(5)

Minimum required side yard: 12 feet.

(6)

Maximum building height: 35 feet.

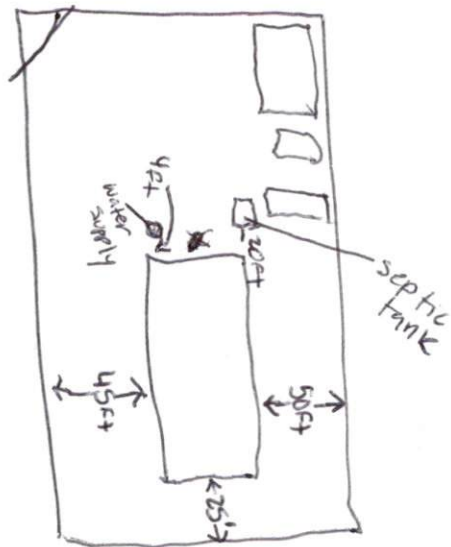
The maximum height of any structure shall be the same as required by the underlying zoning district unless otherwise stated herein. Non-residential buildings located within the areas identified Medium Intensity, High Intensity, Downtown, and Employment Center Land Use Classifications are exempt from the district height requirement if they conform to the following:

a.

Highest point of the building shall not exceed 80 feet.

(b)

All setbacks shall be measured from either the property line or public right-of-way whichever is closer. If no public right-of-way exists, then the measurement will be taken from the access easement line.



12/5/2023

Harnett County

North Carolina

Bill Of Sale

1977 (⁴~~2~~6x60) Town and Country Double Wide

Vin # 13503690X

Vin # 13503690U

As Is

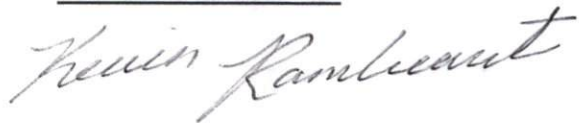
Sale Price \$2,500.00

Buyer Gabriel Panuco



12/05/23

Seller Kevin Rambeaut



12-5-23