MANTEX HOLDING COMPANY, INC.

PINE TO PALM RESORT PARK

EFFECTIVE: September 23, 2026

LOT UTILIZATION POLICY

The resident unit, off-street parking space, storage shed, heating/air conditioning unit, hot water tank, main and secondary entrance steps, patio and/or deck, and Texas room must be contained in the rectangular space inside the full lot size that will be called the **buildable area** which shall include:

1. A set back from the street that is a minimum of 10 feet.
2. An easement at the rear of the unit and all other development of 5 feet; where the lot abuts the Park property line at the rear, easement must be 10 feet of non-buildable space, and where the lot abuts Magic Valley Trailer Park the rear easement must be 15 feet.
3. A side yard of 5 feet on both sides of the development area providing a non-buildable strip a minimum of 10 feet wide, with each property contributing 5 feet of the non-buildable space. Where a side yard abuts a street in the Park, the side yard must be a minimum of 10 feet, with the non-street abutting side of the yard remaining at 5 feet.
4. Where a side yard includes a heating/ventilating unit and/or a secondary exit step structure, these must not intrude into the required easements – rear, or side yards. Note: HVAC units are not to be placed in front of resident units.
5. A driveway/walkway must be of cement, beginning at the street/curb, and may extend under the canopy to the back of the resident unit. In this **buildable area**, space must be designated for:
    a. Vehicle parking, a minimum of 20 feet in length and 10 feet in width – the first 10 feet from the street is the front yard setback, with the second 10 feet being beside the resident unit. A canopy must stay within the buildable area. Where a resident owns a golf cart, the parking area must be an additional 6 feet, for a total vehicle length of 26 feet. The driveway width may be up to the width of the canopy, such width determined by the width of the lot and the width of the unit.
    b. Heating/air conditioning unit may not be at the front of the unit, it may be under the carport/canopy, or if space permits, at the rear of the unit. The HVAC unit may not be in the required easement spaces.
    c. Main and secondary entrance steps
    d. A storage shed of up to 120 square feet
    e. The patio/deck sitting area must not restrict the vehicle parking space
    f. If an optional “Texas Room” or deck is to be included, it also would have to fit within the **buildable area** and must not restrict the vehicle parking space.

Violation of Lot Use Policy

This Lot Utilization Policy will be applied as adopted. From time to time, a variance from the Lot Utilization Policy may be necessary; where the need arises, the variance must be considered by the MANTEX Board, and may be approved only after careful consideration. Each variance approved will not establish a precedent, but will remain as a unique situation.

The Resolution will be applied where:

*a unit is moved into the Park, or

*a unit is moved within the Park, or

* A section of the Park is re-developed, or

*the owner of an existing unit in the Park requests approval for modification to lot use. In modification to lot use situations the repair, or replacement or modification must not further encroach on any easement nor exceed the buildable area allowed based on your lot size.

1. Owners currently overbuilt on the rectangle of buildable area:

a. May **REPLACE** or **REPAIR** storage sheds, heating/air conditioning units, hot water tanks, main and secondary steps, awnings, patios and/or decks.

b. Will have their requests for all other modifications declined until such time as the resident unit, off-street parking space, storage shed, heating/air conditioning unit, hot water tank, main and secondary entrance steps, patio and/or deck, and Texas room are contained in the rectangular space inside the full lot size that will be called the buildable area.

2. For purposes of calculating buildable area and determining location of lot lines, units on the “tree” streets, Swan, Saskatchewan, Dakota from Units 101 to 116, and the current north side Melton Place will be administered under the previous easement guidelines of 5 feet on front, 2.5 feet on side-yards and 2.5 feet in the rear, until such time as that area is redeveloped.

Failure to comply with the Lot Utilization Policy will result in non-renewal of your lease. You will receive written notice of failure to comply with the Lot Utilization Policy by the Landlord in accordance with Chapter 94, The Texas Property Code, and you must remove your unit from the Park. Reference: 20.(b) OF THE LEASE AGREEMENT.

Addendum – Illustration

Maximum Unit Size

For each lot in the Park, the maximum unit size can be determined by:

Width: Determine from the Park Manager the width of the lot under consideration. Subtract 10 feet (the two side yards of 5 feet each) – this determines the maximum width of the resident unit, the canopy width and additional length and/or width due to secondary exit steps and the heating/air conditioning unit to be installed.

Length: Determine from the Park Manager the length of the lot under consideration. Subtract 15 feet (the setback and the rear easement) (25 feet if the lot abuts Magic Valley Trailer Park) – this determines the maximum length of the resident unit and canopy. Note: the location of your emergency exit steps and/or HVAC unit must be within the **buildable area.**

Illustration:

A lot that is 40 feet wide and 58 feet long would have a **buildable area** of 30 feet wide and 43 feet in length. In this illustration, a small mobile home that is sixteen feet wide and 40 feet long with a canopy that is 14 feet wide and up to 40 feet long would fit on the lot, with space for up to 3 feet of additional setback, or with the standard 10 foot setback, a rear easement of 3 feet plus the required 5 feet, giving a rear easement of 8 feet. Note: if the lot abuts a Park Property line at the rear of the lot, the maximum length of the unit would be 38 feet. Be sure your length and width takes your emergency steps and/or heating/air conditioning unit into account and must not restrict your vehicle parking space.

Before such a unit is ordered, the resident seeking to use the lot should seek an on-site confirmation of the lot size and intended order with the Park Manager. The Park Manager will utilize a standard form to ensure that all factors are covered and correctly included. As the forms are set for the concrete to be poured in anticipation of arrival of the unit, the Park Manager (or their designate) should confirm the location of the forms for the concrete to be within the **buildable area** limits, and on arrival in the Park, the Park Manager should confirm on-site that the unit has been correctly located.