

SUPERIOR MOBILE HOMES, INC.

Corporate Office: 535 W Third Street
Dover, Ohio 44622
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Community Guidelines

Preface: Community Management of Dover Estates and Midvale Estates offers Equal Housing Opportunities. We do business in accordance with Federal Fair Housing Laws and will not discriminate against any person because of race, color, Religion, sex, handicap, familiar status nor national origin in the sales of rental of housing or residential homesites; advertising the sales or rental of housing; financing of housing; or in providing real estate brokerage services. Your rights as a Resident, and your Manufactured Community operator's Rights, are protected by sections 3733.09-3733.20 of the Ohio Revised Code, which regulates manufactured home communities.

Welcome to Superior Mobile Homes, Inc. We appreciate your patronage and will try in every way to make your new home both pleasant and comfortable. It is our sincere desire to offer you the federal possible Community in which to live. To do so and maintain a uniformly high standard of living throughout your community, we submit to you the following "DOVER ESTATES and MIDVALE ESTATES COMMUNITY GUIDELINES."

The legislature of the State of Ohio, the Public Health Council, and the Department of Health, require the management of a manufactured home Community to adopt guidelines governing the operation and maintenance of the Community. Your manufactured home Community has adopted the following guidelines pursuant to Ohio Revised Code 3733.11 and Chapter 3701.27 Administrative Code of Ohio. These guidelines supersede and replace the guidelines presently contained in Dover and Midvale Home Park Rules of Operation and Maintenance (Revised October 2024).

I. OCCUPANCY AND RENTAL:

1. **OWNERSHIP:** One or more person(s) name may appear on a title for a manufactured home. A home may be purchased for someone but the owner whose name is on the title must have their name on the Rental Agreement and is responsible for rent and utility payments associated with the home.
2. **APPROVAL:** All occupants of a home shall be approved prior to the purchasing a home and commencing occupancy. State law requires that all occupants of the home be registered with Community Management. A security deposit equal to one month of current rent is required.
 - a. Application standards of the community prohibit the residency approval of persons convicted of criminal felony and this extends to persons who occupy the home of an approved Resident. Residents are expected to conduct themselves in a manner that does not violate the law or rules of the public health council, the Ohio Department of Commerce, or local regulations. Persons convicted of a felony after their residency has commenced may have their residency terminated should that felony be of a violent nature or an aggression against minors.

3. **TITLE:** All homes must be titled with the County Clerk of Courts, Title Division, within thirty (30) days of receiving title, with a copy to be given to Community Management. Community Management requires that a copy of the title to the home be on file with Community prior to occupancy of any home. Failure to present a copy of the title may be grounds for the termination of residency.
4. **LIMITATIONS:** No manufactured home shall accommodate or be occupied by more than two (2) persons per bedroom including the owner (Resident) and their families/friends or in accordance with local laws.
5. **DEATH OF A RESIDENT:** If there is only one owner of the home and that person dies, a remaining spouse shall have an option of continuing residency in the Community.
6. **ABSENCE FROM COMMUNITY:** A Resident who is absent from the premises for thirty (30) or more consecutive days without first notifying Community Management, and who is in default of rent, will be considered to have abandoned the property and Community Management at its sole option, may dispose of the property and all remaining personal property as provided by law.
7. **DISABILITY:** Those persons seeking an accommodation for a disability must notify Community Management of the need for an accommodation and explain the accommodation needed. Community Management reserves the right to request medical or psychological verification of disability and the accommodation requested by a medical practitioner. All physical changes, modifications or alternations to the Community must first be submitted to Community Management for approval, which if not unreasonable, will be granted.
8. **TAXES AND INSURANCE:** All residents are responsible for the taxes levied and charged to the home. A current copy of your homeowner's insurance must be provided to Community Management showing the current insurance coverage of the home.

II. **LEASE/SUB-LEASE:**

1. No Resident may sub-lease or permit anyone to occupy the home while the Resident is not occupying the home.
2. Every person approved as an acceptable resident by Community Management will be given a copy of the Guidelines will be offered the option of a one (1) year Rental Agreement or a month-to-month Rental Agreement with essentially the same terms if the one-year lease is declined. A Rental Agreement must be signed prior to moving into the home.

III. **FEE PAYMENTS:**

1. **RENT:** Rent shall be due and payable in advance on the first (1st) day of each calendar month during the term of this Rental Agreement. A late charge of \$25.00 will be added for any balance due after the fifth (5th) of the month. A check returned for non-sufficient funds will be assessed a fee of \$25.00.
2. **DEATH:** If a home becomes part of an estate to be probated, Community Management shall not be denied the right of having the home removed from the Community. If Community Management allows the home to remain in the Community, then the Community shall be paid the full amount of the monthly rental fee plus payment for all services rendered in proper maintenance of the home site and/or general maintenance of the home, at the time all payments and/or expenses are due. By acknowledgement of receipt of these guidelines by signature, the Resident agrees to create for Community Management a priority claim on any estate of the Resident.

3. **SECURITY DEPOSIT:** A security deposit equal to one (1) month's rent is required prior to occupancy. The deposit will be returned upon termination of the Rental Agreement, subject to the premises being left in good repair and condition, and all rents and expenses current. The Resident will provide to Community Management a forwarding address for return of security deposit.

IV. RESIDENCY

1. **LAWN CARE:** No Resident shall fail to maintain their lawn in a well-groomed manner. The premises shall not be used for storage except for patio furniture or barbeque equipment kept in good condition. If deemed necessary, Community Management may, but is not required to, perform all work such as mowing, clipping, leaf-removal, and other services necessary to upgrade or maintain the yard. Residents will be billed at the current rates for material and labor.
2. **LANDSCAPING:** No landscaping changes, pruning, planting, or digging including but not limited to tree planning and other ground/landscape activities, may be made by Resident without first obtaining approval from Community Management so that sewer, water, gas, electric, cable and other underground facilities may be identified and properly protected, and Community aesthetics may be maintained. No tenant shall move, alter, or remove any Community landscaping. All landscaping installed by Resident becomes part of the homesite and may be moved upon termination of residency.
3. **REPAIR CHARGES:** Repair of any underground utility lines, common areas, and other homes/buildings damaged by digging or planting on the premises will be charged to Resident causing the damage.
4. **STORAGE UNDER THE HOME:** Only tires, axles and hitches may be stored beneath the manufactured home. Firewood, or other combustible materials, must be stored in a safe place off the ground, and not excessive in quantity.
5. **DIGGING:** Residents shall not dig or drive rods, stakes, pipes, or other objects into the ground in any area in the Community.
6. **PATIOS AND DRIVEWAYS:** Patios and driveways must be kept free of gasolines and oils stains. If damage to asphalt or concrete is caused by gasoline or oil leaks. Resident must remove these stains, or changes for such removal will be assessed. Painting of concrete is not permitted. Any changes to driveways and patios must be approved by Community Management. Maintenance of driveways and patios are responsibility of tenant.
7. **SNOW REMOVAL:** It is the responsibility of the Resident to clear sidewalks, driveways and patios of snow and ice.
8. **OUTSIDE STORAGE:** Standard yard and patio furniture, and an approved storage building are the only items permitted outside of the manufactured home. Lawn mowers, garden tools, lawn equipment, toys, auto parts, and other personal property must be stored in an approved shed.
9. **LAUNDRY:** No clothes, sheets, blankets, or related items may be hung outside the home for drying or airing.
10. **TREES:** The Residents may trim trees with permission. Community Management will only spray trees to preserve them from disease; any other types of spraying will be done at the Resident's expense and must first be approved. No trees shall be removed from property without Community Management approval.
11. **PEST CONTROL:** Pest control shall be the sole responsibility of the homeowner. Community Management reserves the right to exterminate. Any fees incurred for said extermination shall be the sole responsibility of the Resident.

12. **FENCES:** Fences are not permitted.
13. **POOLS:** No swimming pools are permitted. Children's wading pools must be emptied daily.
14. **TRAMPOLINES/BASKETBALL HOOPS:** Trampolines and basketball hoops are not permitted.
15. **SIGNS:** Signs and/or advertisements shall not be displayed on any homesite or on the exterior part of any manufactured home. Community Management is authorized to remove any such sign without a risk or loss of liability.

V. **CONDUCT:**

1. **STANDARD OF CONDUCT:** Each Resident and their guests shall conduct themselves in a manner in which will not disturb the peaceful enjoyment of the Community by neighbors or other Community occupants. Any offensive noise, (such as music, or vehicles) which disturbs the peace and enjoyment of the Community, may result in a ban or restriction on the source of the disturbance including eviction of the Resident and/or their guests. Residents shall personally refrain from and forbid any other person on the premises from intentionally or negligently destroying, defacing damaging, or removing any fixture, appliance, or other part of the Community premises. Residents, guests, and occupants are held to the same standard of conduct in the Community. Excessive use of intoxicating liquors; use of abusive or vile language; speeding; indecency or disorderly conduct will not be tolerated anywhere in the Community.
2. **CHILDREN:** Each resident is personally responsible for the conduct of any children and guest, and will be liable for any conduct or behavior, intentional or negligent, which disrupts the Community or the peace and enjoyment of any other residents or results in any damage to the property of the Community or another resident. Community Management is not responsible or liable for any damage or injury caused by a resident, their children, or their guests to the person or property of another resident of the Community. Children who are not supervised or controlled and who cause a disturbance of the peaceful enjoyment of the Community will result in the termination of the residency of the parent(s) and or guardian.
3. **CURFEW:** All parents are responsible for enforcing the Community curfew for children under 18 years old. Minors shall not be permitted in common areas or in homesite or home other than their own residence after 10:00 pm. All children under the age of twelve (12) must be in their own home each night after dusk.
4. **VIOLATIONS/TERMINATION OF LEASE:** These Guidelines are intended to protect rights, privileges, health, safety, and welfare of all residents. Community Management reserves the right to terminate the Rental Agreement of any residents who disregards or violates these Guidelines.
5. **ALCOHOL:** Alcohol must be kept on your homesite and should not be seen.
6. **VIOLATIONS/NOTICE OF MATERIAL VIOLATION:** Any tenant receiving two (2) violation notices with six (6) months may be asked to vacate the premises per Ohio law. These guidelines are intended to protect the rights and privileges and the peace, health, safety, and welfare of the tenants. Community Management reserves the right to terminate the Rental Agreement of any tenant who disregards or violates these guidelines.
7. **NO SOLICITATION:** No Resident, guest or other person shall peddle or solicit orders for the sale or distribution of any merchandise, device, service, publication, ticket, or other matter whatsoever without written consent of the Community Management.

8. **LAWS:** A violation of any law or ordinance of the city, township, county, state, federal EPA health department or any other entity that dictates to the Community Management will not be tolerated. Any police report written due to the action or conduct of any Resident or guest of Residents will be treated as material rules violation and may be used as grounds for eviction from the Community.
9. **COMMERCIAL BUSINESS:** No Commercial business will be conducted within the Community that interferes with the Resident's peaceful enjoyment of the Community.

VI. UTILITIES

1. Water and sewer lines are provided to each homesite.
2. Each tenant is responsible for paying their own utility bills.
3. An electric meter, gas meter, television cable and telephone lines are provided at each homesite. Resident is responsible for all electrical lines and cable leading from or to the point of connection of the home to the point of connection with the Community facilities. Residents make their own application to the respective utility companies for services and pay all bills rendered by said companies when due.
4. Residents will not tamper with said meters or equipment. Do not shut off water. Call the office. In case of service difficulties please notify the utility company or Community Management.
5. Residents agrees to properly use the water and sewer systems of the manufactured home Community. Residents are not to deposit disposable diapers, papers, or sanitary napkins into the sewer system. Residents will maintain all water, sewer, gas, and electric lines or pipes within the manufactured home to the point of connection with the Community facilities.
6. A Resident is responsible for assuring there are NO leaks in the water and sewer lines leading from or to the point of connection with the community facilities to their home. A leaky faucet or water left running in the winter will cause a build up of ice in the sewer lines. Thawing of these lines and any repair will be the responsibility of the Resident.
7. All homes must have proper and adequate heat tape installed on the water line when the home is set up. If not, and water lines freeze, it is the responsibility of the Resident to thaw the water line. Cost of the damage or loss of water caused by Resident's failure to comply with these guidelines will be billed to the Resident. Do not let water run as this caused the sewer lines to freeze. Residents must exercise extreme caution when working with Community water lines. Cost of repairs to Community lines due to negligence will be charged to the Resident.
8. Any person other than Community Management installing or connecting utilities, must be licensed or demonstrate to Community Management that said person has sufficient experience to make such connections in a professional manner.
9. Tenants will be assessed the cost of repairs to water and sewer lines or other utility lines because of their negligence.
10. Water and/or sewer usage charges will be posted on your monthly statement. This is considered part of your rent. The Resident is responsible for all cost of damage resulting replacement or repair (including service charges and loss of water; of water meters, equipment, and water lines if such equipment is damaged due to negligence of the Resident. Negligence includes leaving heat tape unplugged, or non-working; intentionally defacing or tampering with meter, the remotes, or the lines tote remotes. It shall be the responsibility of the Resident to provide adequate protection to the meter equipment for damage of any type including freeze-up. A service charge shall apply to meter requiring

repair due to freeze-up. If the repair bill is not paid after 30 days, Community Management has the right to shut off the water service to the Resident and terminate the Rental Agreement. Community Management employees may go under your home without notice to inspect water metering equipment and utility connections.

VII. SALES OF MANUFACTURED HOME

1. **PRIOR APPROVAL OF PURCHASER:** Occupancy within the Community is permitted only with prior approval. All residents and occupants must be registered at the office for designated site. Each Resident shall bring a new purchaser to Community Management to complete all applications for residency and credit. The purchaser/new Resident will be screened from credit approval and criminal background. The purchaser/new Resident must agree to all Community guidelines and evidence that agreement in writing. You, as seller(s), have the right to be in attendance at any meeting between Community Management and any prospective purchasers. If the home is sold without obtaining prior approval of the purchaser occupancy, then the Resident/Seller will remain responsible for all rent and utilities which accrue, regardless of whether the Resident continues to occupy the home or holds title. All rent and other charges owed by Resident's tenancy continues until the purchaser is approved and executes a lease with Community Management.
2. **REQUIREMENTS PRIOR TO SALE:** Homes entering the Community must meet all local code requirements, including electrical, health, safety, and building, but not limited thereto. Homes must be approved by Community Management.
3. **RENTS, FEES, ETC.:** All rents, fees, utility bills and debts to the Community must be paid in full before the sale of the home, and before the acceptance of a new Resident to purchase a home to remain in the Community.
4. **SIGNS:** "FOR SALE" signs are permitted in front window of home with legible phone number. Signs are not permitted on homesites.
5. **TITLE:** A copy of the title of the home must be on file with Community Management prior to purchaser of occupying new home.

VIII. EXTERIOR/INTERIOR OF THE HOME

1. Community Management reserves the right to maintain Community standards that set forth the quality and condition of the exterior and interior of any manufactured home within the Community. By signing these guidelines or waiving signature thereto. Residents agree to reside within this Community subject to the standards of the Community.
2. The exterior appearance of the manufactured home and adjacent structures must always be neat and clean. Hand or power washing and waxing and exterior upkeep of the home is essential must be done periodically. If such maintenance is not conducted by the Resident, Community Management will conduct or contract for the maintenance and bill the Resident for such service.
3. Community Management reserves the right to terminate a Rental Agreement and require the removal or repair of a manufactured home based solely on the condition or appearance of the manufactured home if it fails to meet Community standards. These guidelines are to enforce and maintain property values and standards for all Residents of the Community. The Resident understands that Community Management's enforcement of these guidelines is not intended as any interference with the sale of the home.
4. All manufactured home accessories and equipment owned or used by Resident shall be maintained in good repair and always kept neat and clean.
5. Hitches must be removed and concealed.

6. If is not permissible to sell tires and/or axles from your manufactured home.
7. Any Resident approved for residency shall be required to make my repairs or changes deemed necessary by Community Management to improve and upgrade the manufactured home and/or premises to Community standards. All purchases shall take notice of the home standards to which the Community operates prior to the commencement of their residency. Failure of any Resident to make repairs or changes deemed necessary shall be the basis of the termination of all lease agreements.
8. **AWNINGS, CARPORTS AND DECKS:** A drawing must be submitted for approval prior to installation. Porches, decks awnings, and carports may be constructed with aluminum, treated wood or vinyl. Construction/installation must be complete by a contractor. Contractor information must be submitted with a drawing.
9. **SHEDS:** The maximum size of outside storage building is 8'x10'. Wooden buildings with wood floors are allowed. The type of building and location must be approved by Community Management. The building must be properly anchored.
10. **AIR CONDITIONERS:** The location of all window mounted, or central air conditioners must be approved by Community Management prior to installation. Window units must be supported by metal bracing in good operational condition.
11. **SATELLITE DISHES:** Must be mounted on the homes and must be installed in an inconspicuous location. Management reserves the right to request that a satellite receiver be moved if the reception of service is not interfered with or disturbed.
12. **HOUSE NUMBERS:** All homes must have house numbers on the front exterior of the home. Minimum 4" tall.
13. **WINDOW TREATMENTS:** Only standard shades, blinds, curtains, or other typical window treatments are permitted. Insulation, towels, sheets, and blankets are not allowed.
14. **STEPS:** All homes must have steps to all exterior doors. They must be fiberglass, with aluminum handrail. Wooden steps built with pre-treated wood are permitted and must follow Community Management guidelines for dimensions – 43 inches wide; 40 inches deep; 28-32 inches high; and must have BOCA approved railing. All steps must be approved by Community Management. All wood decks must be pre-approved by Community Management.
15. **LAWN FURNITURE AND ORNAMENTS:** Only furniture designed for outdoor use is allowed outside the home and must be properly maintained. All lawn ornaments must be in good taste as determined by Community Management.
16. **SKIRTING:** Skirting must be white, vinyl vertical. Skirting must be manufactured as a manufactured home accessory.
17. **Exterior Colors:** Exterior colors must be pre-approved by management. They must be neutral or earth tones.

IX. REPAIR OF HOMES:

1. All repair people, plumbers, electricians, and other service people hired to do work in the Community must be responsible, qualified, and licensed by the appropriate licensing authority if required. All work must be performed in accordance with State and local codes. Any work conducted by the above on a Resident's manufactured home is the responsibility of the Resident who compels the work unless express prior arrangements have been made with Community Management. Community Management will not assume any financial responsibility for work or service which is conducted on a Resident's home unless express prior arrangements have been made with Community Management. Injury resulting from any home or homesite service to any person or property is solely the responsibility of the Resident.

2. No alterations or additions shall be made to the exterior of the manufactured home or the manufactured home site without the prior, written consent from Community Management. This includes but is not limited to patios, utility buildings, sunrooms, skirting, tie downs, steps, air conditioners, porches, awning. Local building codes may require a permit and the Resident is responsible for obtaining all necessary permits. Compliance with all state and local codes is the responsibilities or liability for Resident's failure of compliance. Any additional must be factory built (aluminum or vinyl) and professionally installed and completed within thirty (30) days of approval.

X. REPLACING A HOME:

1. A Resident may replace a home. However, such replacement shall not occur without the written 10-day prior approval of Community Management. The home must be built to all HUD Codes and specifications for manufactured homes. Community Management shall have the option of requiring drawings, manufacturer guidelines and other building/construction paperwork for review prior to the commencement of any replacement activity. All installation must meet state and local requirements particularly the requirements of the Ohio Department of Commerce.
2. **TITLE:** A copy of the title shall be presented to Community Management within ten (10) days of the purchase/trade of such home and prior to replacement. The law requires that all title transfer be registered with the Clerk of Courts, Title Division within thirty (30) days of purchases or transfer.
3. **RELOCATION:** Community Management expressly reserves the right to relocate any manufactured home within the Community at any time.

XI. PARKING AND MOTOR VEHICLES:

1. Mopeds, quads, snowmobiles, tri-wheeled motor vehicles including motor bikes, and/or carts are not to be operated within the Community for pleasure driving.
2. All motor vehicles must be operated by licensed drivers in compliance with all applicable laws.
3. The maximum speed limit is 15 mph for all motor vehicles.
4. Motor vehicles not in working condition must be removed from the Community. Unlicensed, expired and/or inoperable vehicles will not be permitted to remain in the Community.
5. There is to be no repair of motor vehicles within the Community. Extensive mechanical repairs of motor vehicles are not permitted within the Community (without express written permission of Community Management).
6. If a Resident's driveway will not accommodate parking for overnight or weekend guests, contact the Community Management office to arrange additional parking facilities. Be considerate of other residents and do not block driveways with motor vehicles.
7. Ohio Department of Health law, Section 3701-27-26 prohibits boats or recreational vehicles being stored on individual manufactured homesite. No tractor trailers or utility trailers shall be parked on any manufactured homesite. Alternate arrangements for these vehicles must be made. If using the designed storage area Community Management is not responsible for theft or vandalism of these vehicles or contents thereof.
8. Each homesite is permitted tow (2) vehicles. Additional vehicles require approval from Community Management

9. Parking on lawns are prohibited. Parking on empty homesite overnight is prohibits.

XII. INSTALLATION AND REMOVAL OF A MANUFACTURED HOME:

1. Manufactured homes entering or leaving may be moved, installed, or disassembled by any person submits to Community Management a cash bond in the amount of \$500.00 to insure against damage to Community property. Community Management must be notified of the time of move, which should be between the hours of 8:00 am and 5:00 pm Monday – Friday, so Community Management may have an inspector present.
2. Installation of all manufactured homes must be inspected by an inspector licensed by the Ohio Department of Commerce. A “Final Seal” occupancy permit must be affixed to the home, indicating that it as been approved to live in at the address specified.
3. Only transporter of manufactured homes, properly authorized by the Ohio Department of Transportation and/or the Public Utilities Commission of Ohio, are permitted to move homes into or out of the Community. The times such transporters are scheduled to be in the Community must be reported to Community Management. Any damage to the homesite is the responsibility of the homeowner
4. Skirting must be installed within thirty (30) days of installation of the manufactured home.

XIII. PET/ASSISTED CARE ANIMALS:

1. Two (2) pets per manufactured home are permitted. There is an additional monthly charge of \$5.00 per pet per month.
2. No Resident may own a pet in the Community without first obtaining written consent from the Community Management.
3. There is a 35-pound weight limit on animals permitted in the Community. Prior to signing a Rental Agreement, a photo of the pet must be provided to Community Management along with documentation stating weight of pet.
4. No exotic animals may be kept in the Community, including snakes. No dangerous animal or animal which presents a health or safety risk to the Community and/or its residents will be permitted. Unruly animals of any size, which disrupt the Community or any area thereof, will be removed by the Resident upon request by Community Management.
5. The pet owner will see to it that residues are confined to the Resident’s own homesite and not left elsewhere within the Community. All residues and/or damage from animals shall be removed and repaired by the Resident. All residues must be removed daily from the homesite. All dogs must be kept on a leash when with the Resident in the Community.
6. All dogs must be licensed according to Ohio law. Dogs and cats must be current with all inoculations. Prior to signing Rental Agreement proof of licensure must be provided to Community Management.
7. No dog houses are allowed in the Community.
8. Any dog or other pet that disturbs the peaceful enjoyment of the Community by and for its residents shall cause the Residents to be in material violation of the rules of conduct. The Resident is responsible for the behavior of their animals.
9. Visitors’ pet(s) are not permitted in the park.

PLEASE NOTE THE FOLLOWING:

Section 3701-27-27, Paragraph B of the Ohio Department of Health laws specifically state, "Domestic animals or house pets shall not be allowed to run at large or create a nuisance in manufactured home communities", and Community Management respects this law. Also, no pet may be left outside unattended, even when on a leash.

Animals required as assisted care animals for the health, welfare, and safety of a Resident, i.e., pilot dogs, are permitted. Please notify Community Management if you own such an animal Community Management reserves the right to request medical or psychological verification of an asserted disability and the need for accommodation from a medical practitioner. Any physical change, modification or alternation to the Community required to accommodate the assisted care animal must be submitted in writing to Community Management prior to any such change and Community Management reserves the right to verify the need for any accommodation requiring a change or modification of any home, structure, or area of the Community. Assisted care animals are still expected to conform to behavioral requirements of the Community and may not disturb the peaceful enjoyment of the Community's residents.

XIV. TRASH PICK UP:

1. Garbage cans must have lids and the lids must be secured.
2. Garbage cans shall be stored in the shed or behind the home.
3. Garbage and trash must be placed in garbage containers at the curb not prior to 6:00 pm the day before collection day unless other arrangements for collection have been made and Community Management has approved these arrangements.
4. Garbage containers must be removed from the curb within 24-hours of collection.
5. For large items, contact Community Management for proper procedures.

XV. REGULATIONS AND REQUIREMENTS REGARDING FOUNDATION SYSTEM:

TIE-DOWNS SUPPORTS FOR THE HOME

1. Every manufactured home whose manufacturer furnishes written provisions pertaining to tie-downs and which is placed in a manufactured home Community after June 1, 1979, shall be secured with tie-downs in accordance with the requirements for the individual manufactured home manufacturer or the northern zone of the "National Fire Protection Association" 1977 standard NFPA 501A.
2. A manufactured home Community operator shall require those manufactured homes subject to paragraph (a) of this rule to be secured with tie-downs within thirty (30) days after placement of a manufactured home upon a manufactured home site or prior to occupancy inspections will be conducted, and requirements met of the Ohio Department of Commerce.
3. Each manufactured home place in a manufactured home Community after the effective date of this rule, shall be supported by blocking that meets the requirements of the individual manufactured home manufacturer, the "National Fire Protection Association" 1977 standard NFPA and the requirements of the Ohio Department of Commerce.

NATIONAL FIRE PROTECTION ASSOCIATION 1977 STANDARD NFPA 501A: 4.2.2.1 NUMBER SPACING AND LOCATION OF ANCHORING TIES

1. NUMBER OF TIES: The minimum number of ties per side for various lengths of manufactured homes in hurricane and non-hurricane zones shall be in accordance with Table 4.2.2.1 (a).

2. SPACING OF TIES: Ties shall be as evenly spaced as practicable along the length of the manufactured home with no more than 8 feet open-end spacing on each end.
3. LOCATION OF TIES: When continuous straps are provided as vertical ties, such ties shall be positioned at rafters and studs. Where a vertical tie and diagonal tie are located at the same place, both ties may be connected to a single ground anchor, provided that the anchor used is capable of carrying both loadings.
4. SPECIAL TIES: Clerestory roofs and add-on sections of expandable manufactured homes shall have provisions for vertical ties at the exposed ends.