ORDINANCE 2005-07

AN ORDINANCE TO AMEND ORDINANCE NO. 2004-11 AMENDING THE R-4 MOBILE HOME PARK USE AND FOR OTHER PURPOSES.

WHEREAS, the Mulberry Planning Commission has held a hearing in response to a request for a change in use of a preauthorized mobile home park granted by Ordinance No. 2004-11; and,

WHEREAS, The owner of 631 Alma Avenue has requested to rent the mobile home park spaces instead of buying additional mobile homes to rent and the owner request to keep the 24 month special use permit for recreational vehicles; and,

WHEREAS, the owner has submitted a rules and regulations agreement which will be utilized in renting the mobile home spaces; and,

WHEREAS, the Planning Commission has recommended approval of the requests;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MULBERRY, ARKANSAS:

SECTION 1. That Ordinance 2004-11 be amended as follows:

After the paragraph in Section 6 add " The mobile home park will be utilized as a space rental park with the exception of Section 2 of Ordinance 2004-11.

SECTION 2. The attached rules and regulations (Attachment "A") shall be made part of and incorporated in to this Ordinance with the exception of the second paragraph, the words "a 1982 model" shall be deleted and replaced with " 15 years prior to the date of the issuance of the building permit ".

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS 17TH DAY OF MAY 2005.

APPROVED: _____
Jeff Marvin, Mayor

ATTEST: _____
Jerry Dickerson, Recorder-Treasurer

ATTACHMENT "A" ORD. No. 2005-07 5/17/

RULES & REGULATIONS for

MOBILE HOME PARK
631 Alma Ave.
Mulberry, Arkansas 72947

DEFINITION OF MOBILE HOME:

Mobile Home means a transportable, single-family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal, and electric convenience as immobile homes.

Mobile Home must be at least 8(eight) feet wide and 32 (thirty-two) feet long and can be no older than "a 1982 model" and bear the label or seal of compliance with the Federal Manufactured Home Construction and Safety Standards issued by an agency approved by the Secretary of the Department of Housing and Urban Development.

SKIRTING:

Mobile Home must be skirted with approved Manufacturer's skirting and approved by management of the park. Skirting must have vents and an opening for access to the crawl space and heat tape outlet.
NOTE: Owner of the mobile home must adhere to the City of Mulberry's instructions on "Tie-Down and Skirting Standards', copy of which is attached.

GENERAL:

(as set forth by City of Mulberry):
A clearance must be maintained between the soil and wood floor joists.

The air conditioning condensate drain must have a termination outside the home.

Specifications for utility connections must be followed.

PETS:

Only two (2) pets allowed (such as two dogs, or one dog and one cat). No other pets allowed outside residence.

RIGHT OF ACCESS:

Management reserves the right to be on grounds of lot on which this mobile home is placed for inspection and/or to protect life and/or to prevent damage.

VEHICLES:

No more than two (2) vehicles are allowed per mobile home (this is in accordance with City regulations). This will include motorcycles, dirt bikes, or any other motor-driven vehicle).

Any vehicle that is not in operating condition and/or without a current car tag cannot be on property.

Vehicles must be parked on the property rented for this particular mobile home and cannot be parked on other's property without express, written consent of that person.

Vehicle(s) cannot be parked in right-of-way or any other property within the park.

OTHER: No exceptions:

1. Lawn to be kept mowed and free of debris at all times.
2. No loud music and/or noise to disturb neighbors.
3. No business or commercial activity allowed on premises.
4. No illegal drugs on premises.
5. No subletting.
6. Provide own trash can and dump in Dumpster provided. (Dumpster is only place trash is to be dumped). If larger items are to be disposed of, call City of Mulberry for instructions on proper disposal.
7. No washing of cars, etc. on property.
8. No pools.
9. No storage of any items are allowed outside of mobile home.
10. Yard decorations and other yard items: Not allowed except by advance, explicit,and direct permission from management.

NUMBER OF PEOPLE ALLOWED:

No more than two (2) per bedroom. Management will, at time the home is placed on property to inspect, take note of the number of bedrooms. GUESTS: If guests are to stay more than three (3) days, management must be notified and advance approval secured.

PROPERTY LOSS:

Management shall not be liable for damage to residents, guests, either invited or uninvited, mobile home, or personal property of any type for any reason whatsoever. Mobile Home owner acknowledges that he (she) (they) is (are) responsible for obtaining and desired insurance for fire, theft, liability, etc. on the mobile home, personal property, family, and guests (either invited or uninvited), etc.

SIGNED AND DATED THIS_____ day of _____, 200____.

_____
William C. Thomas or Mildred A. Thomas (Management)

_____
Owner of Mobile Home

_____
Other Owner of Mobile Home (if applicable)