

PINEDALE SHORES PROPERTY OWNERS' ASSOCIATION

Minimum Health and Safety Standards for Housing Design and Construction

All residences must comply with deed restrictions and applicable federal, state, and county health and safety requirements for design and construction and have an e911 address registered with the County.

The federal government and Alabama State Housing laws require minimum health and safety standards for housing design and construction in Alabama. The POA Board is obligated to protect the health and safety of Pinedale Shores residents and to maintain and protect property values and owners' enjoyment of their property. Therefore, the following rules are adopted:

- a) There may be only one residence on any lot and all residential addresses must be registered with county e911 (It's free and easy) and comply with all federal, state, county, and Pinedale Water, Sewer & Fire Protection Authority codes, regulations, and rules.
 - i) Site-built homes must meet minimum safety, security, and soundness standards, codes, and rules as promulgated by the United States (including the US Department of Housing and Urban Development), the State of Alabama, St Clair County, and the Pinedale Water, Sewer & Fire Protection Authority.
 - ii) Manufactured homes including converted sheds, metal buildings and modular buildings must meet the minimum legal standards for housing stated above as well as Alabama Housing Code § 24, Chapter 5, with the exception of the manufacturer insignia which will be required only for mobile homes. Sheds, metal buildings and modular buildings converted for residential use are permitted provided they:
 - 1) Are properly built out with all customary residential features including but not limited to windows, residential-style doors (not barn doors), proper insulation, and adequate ventilation;
 - 2) Meet all applicable building codes for residential structures including electrical, plumbing, and HVAC requirements;
 - 3) Comply with minimum square footage requirements as established by deed restrictions;
 - 4) Are affixed to an approved foundation consisting of either cinder blocks on a proper chert pad or a concrete pad;
 - 5) Are connected to approved water and sewer facilities in compliance with Pinedale Water, Sewer & Fire Protection Authority regulations.
 - iii) Mobile homes must meet minimum standards set out by Alabama law in the Manufactured Housing Administrative Code, Chapter 535-X-11 and bear the insignia

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of compliance.

- b) Mobile/Manufactured Home Site requirements: A chert pad must pass Pinedale Water, Sewer & Fire Protection Authority inspection before any Manufactured/Mobile Homes may be moved into place.
- i) The chert pad must comply with Alabama Manufactured Housing Administrative Code, Chapter 535-X-13-.04. (1) The site shall have a grade that will provide water to drain away from the home site. The site shall be properly crowned and sloped so that water will not stand under the home or run under the home.
 - ii) There must be a minimum clearance of 16 inches from the ground.
 - iii) After inspection, the tongue and axles must be removed from any mobile home, and breathable siding (skirt) installed with an opening available for inspection.

Approved by Board on 4.14.25

Minutes Approved by the Board on 4-14-25


President or executive officer of the POA Board