

MOLOKAI CO-OP, INC.  
POLICY FOR OUTSIDE ALTERATION

This policy is to be followed if the owner intends to alter the appearance or structure of a residence and/or surrounding grounds. According to the Molokai Co-Op Inc., Rules and Regulations:

“No alteration or improvement may be made to the outside of the Resident home or home site without an approved Application for Outside Alteration. The application must include a diagram and be in compliance with the Park policies. The Application for Outside Alteration must be approved in writing by the Board. The Resident is responsible for obtaining all necessary county permits. No work may start before written Board approval, which may take at least one week.”

No additions are allowed outside of the unit footprint. The footprint is; The perimeter of a building at the outer edge of the outside walls of the building, including the cantilevered portions of the building.

Fences are not allowed.

The Application shall include:

- A) A written description of the proposed scope of work
- B) A sketch or drawing of the proposed scope of work. Important information to include are dimensions, material type and color if applicable.
- C) If the project is outsourced, a copy of the vendors business license and insurance certificate.

Alterations requiring prior approval include but are not limited to:

- A) Windows: Replacing windows sized differently than existing windows.
- B) Siding: Apply siding over the original metal skin. Include the size, style and color of the material.
- C) Additions within the Footprint: Additions to fill open space within the footprint of the mobile home. Ex: expand an existing shed or add a shed
- D) Screen Room Under Carport: Installation of a screen room/porch under the car port; providing there is space for a car in the driveway. The structure must be framed with aluminum.
- E) Porch: Free standing area usually by a door, within the footprint.

- F) Driveway: Widen a driveway on the “house side” not to exceed a width of 15 feet. A driveway may not be widened by using space between houses.
- G) Satellite Dishes or Antenna: Thirty-six (36) inch satellite dishes are allowed. Placement should be as close to a unit as possible and not more than eighteen (18) inches above the roofline of a home. (ref. Molokai Rules and Regulations XXI b)
- H) Golf Cart Parking: Golf carts must be parked in driveways, carports or Board approved driveway/carport extensions. The extensions may be concrete or patio pavers. A bed of gravel/stone may also be used when a retention border is also installed. If at all possible, extensions should not take space between units and be placed adjacent to the footprint.
- I) Privacy Screen: A privacy screen is permitted. A privacy screen shall mean a decorative structure attached to the posts of a carport intended to screen the area from observation by persons outside the homesite. Solid walls are not permitted.
- J) Decorative Landscaping: Ornamental railings designed to decorate or enhance the appearance of an entry way, patio, porch or courtyard to enhance that area of the homesite. The minimum height of 36 inches and maximum height of 4 feet 8 inches is suggested. The top edge of such a railing will not have pointed projections of any kind.
- K) Paint: Painting a home may be considered maintenance or a home improvement. When a change in color of the home is being requested, a sample of the color or colors must accompany the Application.
- L) Curbing: Curbing material may be placed around decorative landscaping. However, it cannot be in contact with any street pavement. The Corporation will not be responsible for breakage or removal of the curbing if it has been placed in opposition to any utility placements.
- M) Trees: No planting is allowed in the utility easement. Removing or planting trees in compliance with Rules and Regulations Section 1- D. If new trees are to be installed, a list of Florida Friendly Trees may be obtained with this form and policy or at [www.lakecountyfl.gov](http://www.lakecountyfl.gov).
- N) Florida Landscaping: Install or expand decorative landscaping with rock in areas of the homesite currently planted in turf. To install appropriate foliage, a list of prohibited plants may be obtained at [www.lakecountyfl.gov](http://www.lakecountyfl.gov). or the Agricultural Center in Tavares.

Approved by Board of Directors 4/13/2021