



W
e
l
c
o
m
e

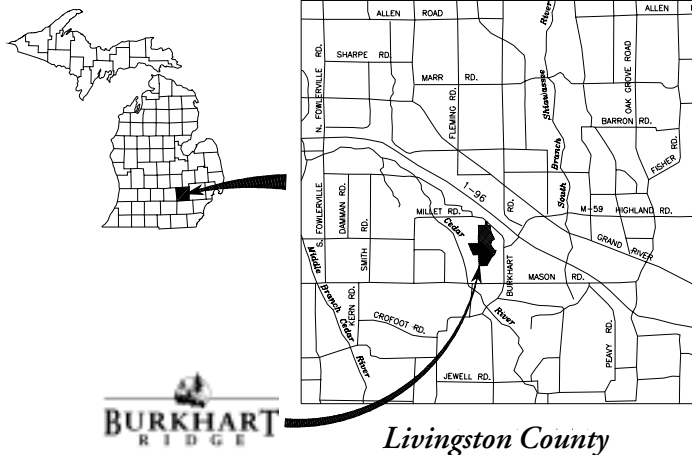
Welcome to Burkhart Ridge Livingston County's Newest and Most Prestigious Land Lease Community

Here at Burkhart Ridge we pride ourselves in providing the best that manufactured home living has to offer. Our spacious home sites (averaging 60' x 100') can accommodate even the largest homes built today. Whether you choose an interior, premium or one of our new platinum sites in Phase III, we have what you're looking for.

Our Current Amenities Include:

- Extra Wide Paved Streets
- 3 Car Off Street Parking
- Children's Play Areas
- Sodded Home Sites
- Tree On Each Site
- Municipal Water and Sewer
- Curb Side Garbage Pick-Up
- Plowed Streets
- Street Lamps
- Professional Management
- Club House
- Large Outdoor Pool
- Basketball Court
- Exercise Facilities
- Sand Volleyball Court
- Plus Many More...

If affordable country living is what your looking for, then Burkhart Ridge is the community for you. Located off Burkhart Road just South of I-96 at M-59 Exit 133, freeway access couldn't be simpler. With the Kensington Valley Outlet Shops just across I-96, shopping couldn't be more convenient.



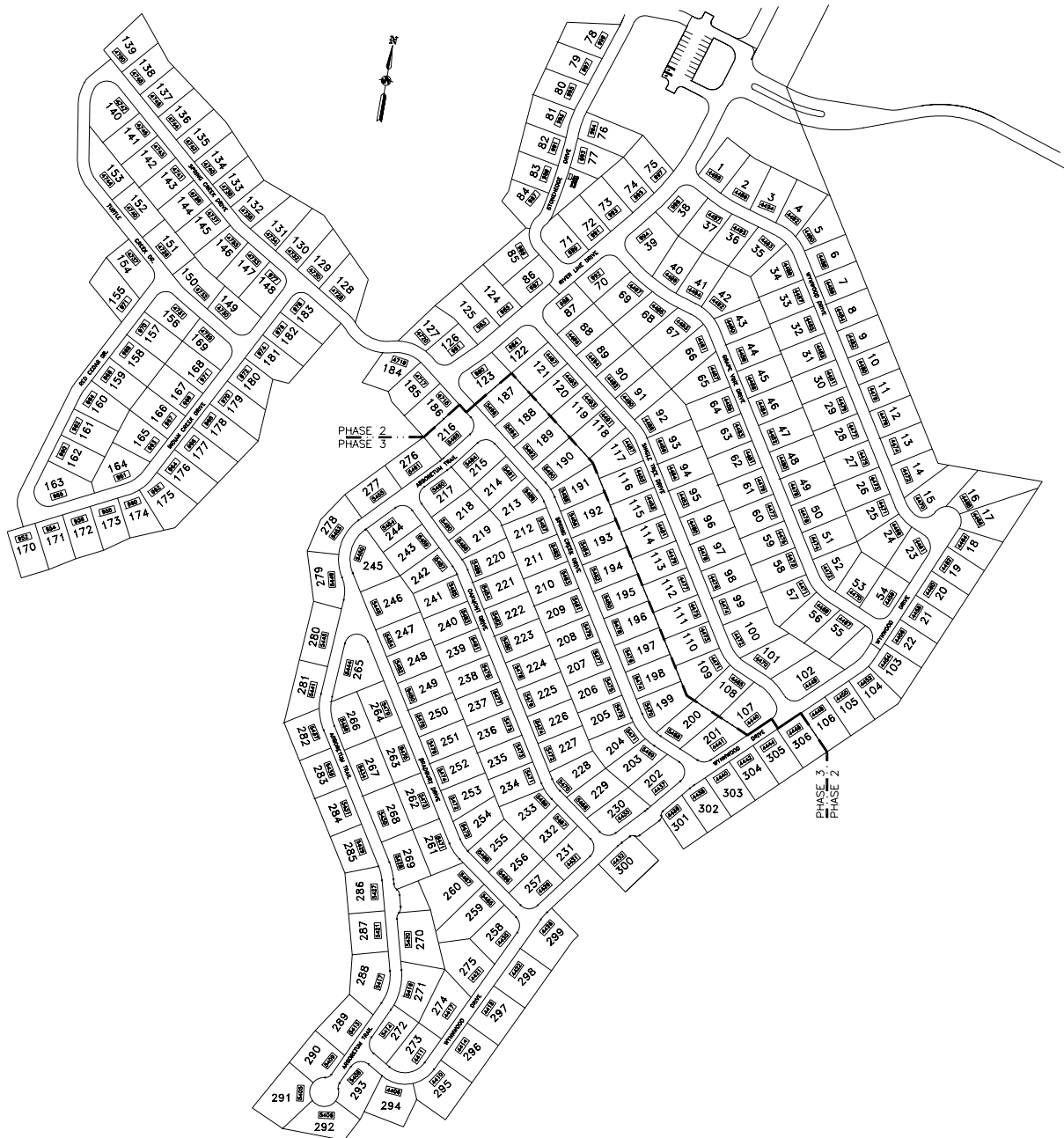
997 River Line Drive
Howell Township, Michigan 48843
(517) 540-9500 · (517) 540-9501 (fax)



BURKHART RIDGE

Community Map

Burkhart Ridge is dedicated to bringing you the most spacious home sites available. Our average size home site is 60' wide by 100' long. These extra large home sites can accommodate the largest homes built today, even 32' wide homes. So, if spacious living is what you desire, then Burkhart Ridge has a home site for you.



C
o
m
m
u
n
i
t
y

M
a
p

Phase III home sites subject to change.



Home Specifications

Burkhart Ridge is dedicated to creating an environment in which each of the residents can take pride. In order to achieve that goal, Burkhart Ridge requires each home entering the community to meet the following specifications:

1. Each home must be a brand new (not previously titled), multi-section, HUD Code approved manufactured home.
2. Each home must have a minimum floor size of 28' x 48' or 32' x 44'.
3. Homes must have pitched (peaked) shingled roofs with dormer. Dormers are not required on front entrance homes or those with carports.
4. Each home shall have vinyl-lapped residential siding. Siding colors must be approved by the Management.
5. Each home must be equipped with the following additional features:
 - 2" x 6" exterior walls.
 - Vinyl thermopane windows.
 - Exterior shutters on all windows.
 - At least one standard size window (as offered by the Manufacturer) to be located on the street-end of the home with a minimum size of 30"x60".
 - All exterior doors shall be steel, six-panel or nine-lite doors only with storm doors. No cottage style doors are permitted.
 - (2) - Frost-free exterior water faucets - one installed on the on-door, and off-door side of home to facilitate homesite irrigation.
 - (3) - Electrical receptacles - one installed on the on- door, and off-door side of home, and one installed in area beneath home for heat tape purposes.
 - Garbage disposal.
 - Washer/Dryer hook-up.
 - Fully charged fire extinguisher and nationally approved smoke detectors.
 - **Homes must be sheathed with at least 3/8" structural grade wood sheathing such as oriented strand board (OSB).**
 - Removal towing mechanism (to be stored beneath home).
 - Gutters and downspouts installed in a manner which permits stormwater to drain away from the home. Such installation shall be approved by management in writing.
6. The customized address plaques, which are supplied by Burkhart Ridge upon the home's initial placement within the community, must be installed on the street end of the home.
7. Exterior water heater access doors are prohibited.
8. The skirting of the home must consist of the simulated hand-cut stone material offered by the Nailite International Company. If an alternate simulated hand-cut stone material is desired, such product must be approved by management in writing prior to installation. The skirting must be placed around entire perimeter of home and be installed within thirty (30) days of occupancy. The skirting must be properly ventilated in accordance with the Manufactured Housing Commission Rules, and allow access to water and sanitary sewer lines. All skirting must be supported by steel framing with structural grade sheathing (OSB) and must be installed no closer than 2 inches from finished grade. In addition, the distance between the framing and the ground should be protected with a rubber gasket or other protective barrier. Skirting colors must be approved by Management prior to installation.
9. Central air conditioning units may be located on the on-door side of the home unless otherwise approved by Management. Central air units must be placed on a pre-cast cement or fiberglass pad, be installed in a neat and professional manner, and be completely screened with evergreen type plantings. The physical location of central air-conditioning units must be approved by Management in writing prior to installation. Window air conditioning units are not permitted.
10. Manufacturer and Dealer nameplates may not be placed on the exterior of the home.
11. Certain types of exterior antennas are permitted, however, the size, type and placement of such antenna must be approved by management in writing prior to installation. Refer to the Community Rules and Regulations.
12. All steps, storage annex buildings, carports and garages must be constructed in accordance with Burkhart Ridge's approved architectural designs. You must review these designs and obtain management's written approval prior to the installation of these items or any other home or homesite improvement or addition (i.e. decks, awnings, etc.).
13. Steps must be installed at all entry doors, be constructed of wolmanized wood or cedar, and be fully skirted with same material. Wolmanized plywood and lattice is prohibited. Steps for off-side entry doors (i.e. doors other than main entry door) must run parallel to the home. Handrails must be attached on all exposed sides which will meet local building code requirements. Off-site entry doors may not be used as the primary entrance to the home. Steps may not encroach into parking areas (i.e. driveway).
14. Unattached storage annex buildings (annex) must be constructed in accordance with Burkhart Ridge design standards. Review these standards and obtain written management approval prior to construction of your annex. These standards generally require all annex buildings to be constructed of wood, be 10' wide x 10' deep x 8'-3" high side wall height, and be installed on a concrete pad. Their size may not exceed 100 sq. ft. without Community and Township approval. They must be vinyl-lap sided to match the home, and all wood trim must be covered with aluminum facia. The annex building roof must be a gable style pitched (peaked) roof (with a pitch of 3:12), be shingled to match home, and pitch of roof to run parallel with pitch of home roof. Note, corner lots and broad face lots may require annexes to be placed in a perpendicular configuration. Additionally, annex door must face street. Note that barn style annexes are not permitted.
15. It is recommended that the annex be anchored in case of high winds. If electrical service is extended into the annex it must be buried in conduit and be installed in accordance with local building codes. Exposed cords between the home and annex are not permitted.
16. Annex must be installed within 30 days of occupancy, weather permitting.
17. Annex must be constructed in accordance with all state and local building code requirements.
18. The cost of additional site concrete flatwork or piers (over an 800 sq. ft. allowance for flatwork, and a 28' x 56' floor size home with respect to piers), will be the responsibility of the resident and/or manufactured home retailer. Prices for additional concrete and pier work can be obtained at the Management. Installation of additional concrete flatwork must be performed by Management, or a licensed contractor approved by Management that meets the following requirements:
 - Must be a licensed contractor specializing in flatwork installation.
 - Must provide management with a current Certificate of Insurance with liability coverage of not less than \$3,000,000, and naming Burkhart Ridge as additional insured.
 - Must submit drawings to management, including concrete specifications and proposed cross-section, and receive written approval prior to installation.

We acknowledge the above requirements and agree to order a home which meets or exceeds these requirements.

Date: _____

Purchaser's Signature

Co-Purchaser's Signature

Home Retailer's Signature

BURKHART RIDGE
997 River Line Drive
Howell Township, Michigan 48843
Phone: (517) 540-9500