

MOBILE HOME PARKS
AND
MANUFACTURED HOMES

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No
Records

This paper is about mobile home parks and manufactured housing, the advantage of manufactured housing and some of the state and county regulations for mobile home parks and the shortage of spaces.

The definition of "Mobile Home" means any vehicle, including the equipment sold as a part of a vehicle, which is so constructed as to permit its being used as a conveyance upon public streets or highways by either self-propelled or not self-propelled means, which is designed, constructed and reconstructed or added to by means of an enclosed addition or room in such manner as will permit the occupancy thereof as; as dwelling for one or more persons, which is both used and occupied as a dwelling having no foundation other than wheels, jacks, skirting, or other temporary supports. ¹

Most of the parks in the county are full, there are very few openings. A few of the mobile home parks are looking at expanding. I did a survey of the following parks and asked them these questions:

1. How many mobile home sites are in your park?
2. How many openings do you have available?
3. Are you planning to expand your park?
4. Do you feel there is a need for more mobile home spaces in this county?

¹ Indiana State Board of Health
Rule 410 1 AC G-6
Mobile Home Parks

Lite Breeze Mobile Home Park

1. 114
2. None
3. Maybe
4. There is a demand.

Meadow Acres

1. 46
2. 3 openings.
3. Definetly, it is hard to find spaces for homes.

Marywood

1. 78
2. None
3. No
4. "Looking that way".

Shamrock

1. 113
2. No
3. No
4. People call every day looking for sites.

Suburban Acres

1. 187
2. 2
3. No
4. Yes there is a need

Westhaven

1. 220
2. None
3. Hopefully approval for 5 more sites.
4. Definetly.

Mid Lakes

1. 50
2. No openings.
3. No.
4. More parks are needed for this area.

Hideaway Hills

1. 148
2. Full
3. Expanding now for 11 new sites.
4. Need, they have a waiting list.

Lake Estates

1. 104
2. 4 sites, but we are very strict.
3. Maybe in the next 2 years.
4. Yes.

Following is a list of the parks in this county and their capacity:

70-71	44	Bibler Trailer Court 2005 E. Jefferson St. Wassaw, IN 46580	Mrs. Deane Meyer
68-69	73	Fairlane Mobile Village Wooster Rd Winona Lake, IN 46590	Mrs. Mirian Uphouse
69-70	18	Gay's Trailer Park Southwest Edge Etna Green, IN	Victor Gay
69-70	44	H & H Mobile Village Rd. 30, 1 2/2 Mi. W. Warsaw, IN 46580	Rex Hogan
70-71	16	Hill Lake Mobile Park Rd. 15 Warsaw, IN 46580	Mr. & Mrs. James Garris
70-71	104	Lake Estates CR S. Sie Irish Lk. Leesburg, IN 46538	John DeYoung
69-70	7	Kings Highway Mobile	

69-70	7	Kings Highway Mobile Home Park 66 Kings Highway Winona Lake, IN 46590.	Rev. Wallace Jones
70-71	19	Lake Shore Trailer Ct. NE Side Winona Lake Winona Lake, IN 46590	Mr. George Lowe
70-71	15	Lakeview Mobile Home Pk. NE Side Shoe Lake Leesburg, IN 46538	Mr. Leo R. Boyle
70-71	31	Lake Wawasee Trailer Rd. 13 A Syracuse, IN 46567	Mr. A.J. Graf
70-71	46	Meadow Acres Mobile Home Park 3 1/2 Mi. No. N. Manchester, IN	Dale & Dan Keaffaber
70-71	78	Merrywood Mobile Home Wooster Rd. Warsaw, IN 46580	William Smith
70-71	50	Midlake Trailer Ct. Rd. 13 North Wesbter, IN 46555	Lloyd Gump
70-71	6	Stanley's Trailer Ct. High Street Silver Lake, IN	Aaron Stanley
70-71	5	River Bend Mobile Home Park CR 175 E. Warsaw, IN 46580	Max Shively
70-71	12	Sneff Trailer Court N. Edge Mentone Mentone, IN	Eldon Senff
70-71	24	Stickler Mobile Home Rd. 13 Pierceton, IN 46562	Guy & Edith Stickler
70-71	18	Stoneburner Mobile Home Park Big Chapman Lake R.R.3 Warsaw, IN 46580	Paul Stoneburner

69-70	15	Stump Trailer Court Pierceton Rd. #500 Warsaw, IN 46580	Chester Stump
70-71	187	Suburban Acres R.R.1 Warsaw, IN 46580	Frank Heath
	24	Village Mobile Home Rd. 30 Warsaw, IN 46580	Cecil Funk
	16	Walsh Trailer Court Rd. 15 Silver Lake IN	Larry Walsh
	6	Warsaw Trailer Court Rd. 30 Warsaw, IN	Donald Walker
	220	Westhaven Estates Rd. 30 Warsaw IN 46580	Russell & Robert Fahl
	10	Bonneville Mobile Home RR.R.5 Warsaw, IN 46580	Stanley Newton
	41	Mikel Mobile Home Ct. SR 19 Etna Green, IN	Lloyd Mikel
	53	Whispering Pines Levi & Lee Rd. Box 249 Warsaw, IN 46580	Stephen & Mike Mack
	148	Hideaway Hills	
	3	Bechtol Mobile Home South Park Burkett IN	Dwight Bechtol
	12	Black's Ranch 1 mi. NW North Webster IN 46555	Douglas Black
	2	Blacks Landing Tippecanoe Lake Leesburg, IN 46538	E.E. Black
	150	Green Acres Mobile Home CR. 200 N & 175 E Leesburg, IN 46538	Harley Robinson

150 Hillcrest Mobile Village Sam Linto & Howard Kimes
Rd. 15
Warsaw, IN 46580

114 Lite Breeze Mobile Home Park Robert Johnson
US 30
Pierceton IN 46562

8 Wallen Mobile Home Ida Warren
Levi Lee Rd.
Leesburg, IN 46538

Whitman Mobile Home Park Rev. Wendell Whitman
Old 30 & 600 E.
Warsaw, IN 46580

Wilson Mobile Home Al Wilson
US 30
Warsaw, IN 46580

Pondorosa Dean Burchard
R.R.1
North Webster, IN 46555

Dunraven Russell Moore
R.R.1
Leesburg, IN 46538

The costs of developing lot spaces ranges from \$8,000 to \$10,000 per site. This price includes the engineering fees, for land, pads for the mobile home to set on, water, sewer, electric hook ups and a road for access to the lot. The lot rent varies from \$50.00 a month to \$140.00 a month. In some counties the rent is as high as \$280.00 per month. There are many state and county ordinances for the park owners to comply with. Following is a list of only a few county mobile home park ordinances:

- 4.1 The full name and address of the owner or owners of the park.
- 4.2 The location and legal description of the tract of land certified on a plot of a survey made by a registered land surveyor or licensed in their state and drawn to a scale of not less than one (1) inch, one hundred (100) feet.
- 4.4 The application shall have appended to it plans and specification making provision for among others;

Each mobile home park operator shall maintain a register open for inspection of the state board or its duly designated representative containing the following information in relation to each mobile home in the park;

1. The name and age of all occupants.
2. The owner of the mobile home.
3. The manufacturer and type of mobile home.
4. The date the mobile home entered and left the park.

Each mobile home park shall provide a water supply either through public or private system, approved by the state board.

Also, they must provide an adequate sewage system for all units.

Domestic animals and house pets are not permitted to run loose or commit any nuisance within the limits of the park. Every portion of the mobile home park must be lighted at night in an approved manner by the state board.

4.41 Discharge of waste, sewage, effluent and storm water runoff
4.42 Elevation of highs and lows to show general topography of the proposed mobile home park with these elevations based on mean sea level datum as established by the U.S. Coast and Geodetic survey and

4.43 Grades of streets and any ditches in the proposed mobile home parks.

4.5 A statement of the applicant as to the truth of the matter contained in the application shall be attached to it.

Each applicant for a permit to construct shall be accompanied by an application fee in the amount of ten (10) dollars plus twenty five (25) cent for each mobile home space in the proposed park with a minimum charge of fifteen (15) dollars to cover the cost of checking and verifying the proposed park plot. Each application fee shall be paid by certified check or money order made payable to the county treasurer for deposit in the county general fund.

6.5 Required separation between mobile homes

6.5¹ Mobile home shall be separated from each other and from other buildings and structure at a distance of at least twenty (20) feet. Every mobile home lot shall contain a minimum of five thousand (5000) square feet, and have a minimum lot width of fifty (50) feet. ²

Attached is a copy of the moving permit and transfer permit that you must use to transfer ownership of a mobile home.

Manufactured housing is one of the most efficient means of homes for homes under \$40,000.00. Ninety five percent of all housing under \$40,000.00 is a manufactured home. A manufactured home can be on a lot in four to eight weeks from the date that it is ordered from the dealer, where it can take from two (2) to 6 (6) months for a home builder to build a home.

In a manufactured home, the manufacture must meet state codes and regulations. In a stick built home "some" builders cheat and do not meet state codes, due to the fact that there is not a building code inspector in this county.

In a manufactured home the manufacture buys all of its materials in such a volume that they get a better price break and material and appliance, so they can sell it for less to the buyer of the home. In this county mobile homes are not restricted by county ordinance. Only the home owners association can put restrictions in their housing association. There is definitely a need for more mobile home parks in this county. Two (2) have been approved by the area planning commission in the last twelve (12) months with a total of fifty (50) sites in both parks combined.

MOBILE HOME PERMIT

For Moving or Transferring Title

(Please check applicable box)

Per the provisions of IC 6-1.1-7-10: (a) A mobile home may not be moved from one location to another unless the owner or the occupier obtains a permit to move the mobile home from the county treasurer; (b) The bureau of motor vehicles may not transfer the title to a mobile home unless the owner obtains a permit to transfer the title from the county treasurer; (c) A county treasurer shall issue a permit which is required to either move, or transfer the title to, a mobile home if the taxes due on the mobile home have been paid. The permit shall state the date it is issued.

MOVING PERMIT

Date of Issuance of Permit

Void after one month

Name and Address of Owner or Occupier (Check One)

Within one month from date of issuance of this Permit to move the mobile home herein described:

Year

Make

Dimension

Serial #

from: _____

Present Location — City or town, township, county, state

to: _____

Relocation — City or town, township, county, state

Instructions to Mover, Hauler, or Tower

Per the provisions of IC 6-1.1-7-11: (a) A person who is engaged to move a mobile home may not provide that service unless the owner or occupier presents him with a permit to move the mobile home and the permit is dated more than one (1) month before the date of the proposed move. The mover shall retain possession of the permit while the mobile home is in transit; (b) The mover shall return the permit to the owner or occupier of the mobile home when the move is completed.

TITLE TRANSFER PERMIT

Per the provisions of IC 6-1.1-7-10.4, The owner of a mobile home who sells the mobile home to another person shall provide the purchaser with the permit required by section 10(b) of this chapter before the sale is consummated. IC 6-1.1-7-14 provides: A person who violates section 10.4 of this chapter shall be fined one hundred dollars (\$100).

This permit is requested to transfer title from above named owner to:

(Name and full address of purchaser)

Purchaser is moving said mobile home to the following location:

City or Town, Township, County, State or Not to be Moved

NOTE: Owner to present copy of this permit to Bureau of Motor Vehicles when applying for title transfer. If the mobile home is to be moved, a second permit must be requested by the new owner prior to moving.

COUNTY TREASURERS CERTIFICATION

The application to move or [transfer title (as indicated above)] of above described mobile home has been reviewed with the records in this office and I hereby certify that all taxes due on the mobile home have been paid, including any unpaid installment, if mobile home is being moved outside of County or State.

Dated _____ day of _____, 19 _____

Signature of County Treasurer