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Disclaimer: The information provided herein may not be a complete statement of the requirements under the MHT Master Ground Lease (“Ground Lease”) or the applicable CC&Rs. If there is any conflict between this document and the Ground Lease or the CC&Rs, the terms of the Ground Lease and the CC&Rs shall govern.

What should I do if I want to modify my home?

[Refer to MHT Ground Lease Article 7.3 and Article 4.1](#)

Process:

1. Homeowner submits construction form and plans, if required, to MHT
2. Within 2 weeks, MHT will advise the homeowner if more information is needed
3. Within 2 weeks of receiving all required information, MHT will give Homeowner either its written consent or a written statement of its reasons for not consenting

Any modifications to an MHT home are permitted only if the following requirements are met:

- (a) all costs shall be paid for by the Homeowner;
- (b) all construction shall be performed in a professional manner and shall comply with all applicable laws and regulations, including the issuance of a building permit, if required;
- (c) all changes in the Home shall be consistent with the permitted uses described in Article 4.1 of the Ground Lease.

The prior written consent of MHT shall be required for any construction that;

- (a) changes the footprint, heated square-footage, or height of the house (including the addition of rooftop solar array(s) or other rooftop structures);
- (b) encloses any previously unheated space (e.g. the carport or garage). Provided that under no circumstances will MHT consent to the enclosure of a carport or garage if

the completed enclosure will not allow the original space to be used for parking a vehicle;

(c) adds new structures to the Leased Land.

For any construction requiring MHT's prior written consent, the following information is required:

1. Reasons for undertaking construction:
2. Provide a set of drawings (floor plan and elevations) showing the dimensions of the proposed construction.
3. Provide a detailed bid from a licensed contractor.
4. Name and contact info for who will do the work: (All approved work shall be performed by licensed, bonded and insured contractors, unless this requirement is waived by MHT).