

when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 C.F.R. Section 3282.8(g).

B. **Mobile Home.** A "mobile home" means a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

C. **Owner of the Park.** The person authorized under this Conditional Use Permit to operate the "Park" as described herein, e.g. the "Owner".

SECTION 2. Revised Permit. The Town Council finds that the statements in the preamble of this Ordinance are true. The Conditional Use Permit issued to M. M. Passons and wife Winnetka Passons of July 15, 1968 (the "Original Permit") is hereby amended and restated in its entirety as set forth below, as the "Revised Permit":

A. The Original Permit was issued for two contiguous three-acre tracts described by metes and bounds within the Original Permit, and commonly known as 214 and 218 West Shady Shores Road as described in Exhibit A and Exhibit A-1. The mobile home park has been operating on a portion of the six acres, in an area primarily located on the southeastern portion of three acres of 214 West Shady Shores Road (the "Revised Permit Area"), as more specifically described in the attached Exhibit B. This Revised Permit for a mobile home park is valid only as to the tract of land described on Exhibit B (the "Permitted Area"), a land area of approximately 234 feet in width and 350 feet in depth. All other portions of the Original Permit Area are no longer subject to the Conditional Use Permit, and are restored to their underlying zoning of single family residential only.

B. Exhibit C is a photocopy of a drawing of the M. M. Passons mobile home park, with nine existing and approved manufactured housing sites. This number of sites will not be expanded, or revised, without specific written approval by the Town of Shady Shores. No more than nine HUD Code manufactured homes are allowed in the new Permitted Area. No Mobile Homes, as defined in the definitions above, are allowed within the Permitted Area. No industrialized homes are allowed in the district without application for and approval of an additional special permit from the Town of Shady Shores.

C. This Revised Permit is issued to James and Teressa Passons. The Permit terminates automatically on his death, or transfer of ownership of any more than forty-nine percent (49%) ownership in the property, and/or the Park to any third party or entity.