TINY HOMES VILLAGE · ROCK ISLAND, TENNESSEE

# Tiny Home Size and Rules Checklist

Hand this page to your builder before you sign anything.

Every home at Tiny Homes Village must meet the same size and set-up rules. **Share this page with your builder early,** so your home fits the first time. If you have a question, just ask us. We are happy to help.

## 1 Size limits for every home

| Rule | Limit | Your home |
|---|---|---|
| Width | 12 ft max | _____ |
| Length | 42 ft max | _____ |
| Floor area | 500 sq ft max | _____ |
| Foundation | Wheels or skids only | _____ |
| Movable | Within 24 hours of notice | _____ |

**If a home is over any limit, it cannot be placed. Check before you sign.**

## 2 Get approval before you sign a lease

- Send us photos and measurements of the home.
- Wait for our approval before you sign a lease.
- Keep your approval with your builder paperwork.

## 3 Deadlines after you move in

- **Within 30 days:** an enclosure around your propane or gas tank.
- **Within 90 days:** skirting around the base of your home.
- Ask your builder to plan for both from the start.

## Other community rules

- Pet friendly.
- No short-term rentals, Airbnb, or subletting.
- 12-month leases. Renew at least 60 days before your lease ends.

## 4 Your lot

- You lease a plot of land. You don't buy land.
- One tiny home per lot.
- One parking space per lot.
- Starlink is the only satellite dish allowed.
- Water, septic, and garbage are included in lot rent.
- Electric is a flat $50/month. There are no individual meters.

## 5 Delivery and set-up

- You arrange delivery, tow, set-up, leveling, and hookups with your builder or hauler.
- We can share contacts on request.
- Ask us for any lot details your builder or hauler needs.

## Builder sign-off checklist

- [ ] Width is 12 ft or less
- [ ] Length is 42 ft or less
- [ ] Floor area is 500 sq ft or less
- [ ] Built on wheels or skids
- [ ] Can be moved within 24 hours of notice
- [ ] Space planned for a propane/gas tank enclosure
- [ ] Skirting planned for within 90 days
- [ ] Only a Starlink dish, if any
- [ ] Photos and measurements sent to THV and approved

## Builder confirmation

Builder _____

Model / plan _____

Signature & date _____

## Why Tiny Homes Village

A land-lease tiny home community in the Tennessee countryside of the Upper Cumberland. You lease a plot of land for your tiny home. You don't buy land.

- ✓ Lot rent $550/mo (water, septic, garbage)
- ✓ One-time village entry fee $550
- ✓ Wheels or skids, up to 12 x 42 ft, 500 sq ft
- ✓ Pavilion, grilling area, fire pit, mail center
- ✓ Electric: flat $50/month
- ✓ 12-month leases
- ✓ Pet friendly
- ✓ No short-term rentals

## We're glad to help.

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