

**JOE WHEELER ELECTRIC MEMBERSHIP CORPORATION
OPERATIONAL POLICY**

Policy No. 218

ADOPTED: FEB. 22, 1993

AMENDED: JANUARY 24, 2008

AMENDED AND BOARD APPROVED: OCTOBER 7, 2014

Subject: Mobile Home Parks

I. Objective

- A. To provide equitable and uniform procedures for the installation of electric facilities to mobile home parks.
- B. To establish a uniform policy for providing power to mobile home parks.

II. Policy

- A. A park shall contain (4) four or more adjacent mobile home positions.
- B. Mobile Home Park owners have the option to:
 - 1. Have all mobile homes billed to the park owner, with the owner being responsible for collection from tenants.
 - 2. Have each tenant in the park establish service from JWEMC on an individual basis.
- C. All primary lines, poles and transformers will be installed by the Cooperative and an applicable aid-to-construction fee will be charged to the park owners.

Determination of Costs:

- 1. The cost per lot for front footage 0' – 200' shall be \$400 per lot anything above 200' frontage will be the total cost using standard Cooperative estimating procedures.
- 2. Plus, total cost for facilities installed at the request of the developer outside the boundaries of the mobile home park.
- 3. Plus, street lights, cable, and poles. The developer pays the full cost for street light facilities.
- 4. Plus, full cost for additional phases required for three phase future requirements, sewage pumps, lift stations, club houses, additional equipment, etc.

5. Plus, the full cost for non-revenue producing gaps inside the boundaries of the mobile home park. This includes wetlands, parks, common areas, etc.
6. An engineering fee of \$1000.00 will be required for each electrical design plan change required by the developer once the electrical design has been completed.
7. The developer pays full cost for facilities required to get power to the mobile home park.

The above are the costs associated with the development of the mobile home park. All costs associated with getting power to individual mobile homes will be the responsibility of the owner.

- D. If underground primary lines are desired, the park owner will open and close ditches and will furnish all conduits when needed. No underground lines will be installed when rock is evident. The park owner will be required to pay applicable aid-to-construction fees.
- E. All meters shall be placed in groups of approximately 5 to 10 near transformer locations. Mobile home parks shall be installed in sections with all park lay-out preplanned. Meter loop installation shall be the responsibility of the park owner.
- F. All park installations, relocations, or removals shall be transacted between park owner and Cooperative.
- G. Mobile home sites and meters must be clearly marked and easily identifiable for JWEMC.
- H. Fees will be charged as follows:
 1. If in park owner's name:
 - a. Account origination fee per lot
 - b. Commercial Deposit
 2. If tenant's name:
 - a. Account origination fee
 - b. Appropriate deposit if applicable

III. Responsibility

- A. The Board of Trustees is responsible for a periodic review of this policy and shall approve all changes to the policy.
- B. The General Manager is responsible for the implementation of the policy.