



Pebble Springs Manufactured Housing Community

Minimum Home Set-up Regulations for Double-Section Home

Name: _____ Date _____

For _____ Pebble Springs Drive. Home brand/model # _____ Size _____

SET UP

1. No home may be over two (2) years old unless inspected and approved by the representative of PSMHC. Homes must have vinyl siding and shingled roof and must be in excellent condition.
2. During installation, home must be set as low to the ground as possible. Lowest corner may not be over 18" high. Tongues of home must be removed.
3. Homeowners will be responsible for any damage to PSMHC property caused by home movers.
4. All anchoring must follow regulations for Wind Zone 1. Poured concrete footings are required.
5. Home must have underpinning of bricks within 21 days of set-up. Access door must be in the back 1/3 of the home when possible.
6. All decks, porches, patios, must be approved by PSMHC. A minimum of 10x10 poured patio is required. All decks must be underpinned with brick. Decks, porches, or patios should not be closer than 3 feet to the property line.
7. A walkway with a clearly defined border must be provided from the parking area to the entrance.

8. Connection to air conditioners heat pumps, breaker boxes, cable TV, must be run through conduit or be placed underground to home per Greenville County Standards. No lines are to run on the vinyl or brick face.
9. The representative of PSMHC, Dale Bishop, (864) 313-2363 must be contacted prior to installation of home and must be on site during installation unless prior arrangements have been made.

HOMEOWNER RESPONSIBILITIES

1. Sewer and water lines are underground to each lot. Tap fees are required from Taylors Fire and Sewer District and Blue Ridge Water Company. They are the responsibility of the homeowner.
2. After installation, the landscaping is the responsibility of the new homeowner and should be completed within 30 days.
3. Satellite Dishes must not be attached to house and no further than three feet from house. Cable must be underground to home. (See #8)
4. Storage buildings should be pre-approved and match home in color. It should not be more than 144 square feet (12x12).
5. Carport should not be closer than 4 feet to the road and ridge must be level.

The PSMHC representative reserves the right to make changes that are presently unforeseen.

I have read and understand the requirements for home set-up.

Signature of tenant Date _____

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