



Pebble Springs Manufactured Housing Community

Minimum Home Set-up Regulations for Single-Section Home

Name: _____ Date _____

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

SET UP

1. Home must be a minimum of 14 x 60 feet. 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 be in excellent condition.
2. 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 meet regulations for Wind Zone 1. Poured concrete footers is recommended but not required.
5. Home must have underpinning of bricks within 21 days of set-up. All underpinning must be kept in good repair at all times. Access door must be in the back 1/3 of the home when possible.
6. All decks, porches, patios, and awnings must be approved by PSMHC. A minimum of 8x10-covered deck must be attached to home. 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

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

conduit or be placed underground to home per Greenville County Standards. No wires are to be 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.

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

Signature of tenant Date _____

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