

## Community Facts

Number of lots: 50

Lot sizes: Primarily Double-wide

Homes: All homes must meet HUD codes and established community standards. *Single-wides (16' only) accepted on lots that cannot comfortably accommodate larger multi-section homes*

Streets: Private, all paved

RV Storage: 8 sites, 20 amp service  
Dump Station

Utilities Included: City Water (Vera Water)  
Sewer (Spokane County)  
Weekly Garbage Service  
Summer Debris Dumpsters

Available At Tenant's Expense: Electricity (Vera Power)  
Natural Gas (Some Lots)  
Telephone  
Digital TV Cable  
Direct Broadcast Satellite  
Broadband Internet (DSL, Wireless, Cable)

# BIRCH TREE MHC

**"55 AND OLDER"**  
**MANUFACTURED HOUSING COMMUNITY**  
**MANUFACTURED HOME SALES**

304 S CONKLIN ROAD  
SPOKANE VALLEY, WA 99037  
509-926-5300  
office@BirchTreeMHC.com  
www.BirchTreeMHC.com

Member:



**MANUFACTURED HOME  
COMMUNITY LIFESTYLE**

BIRCH  
TREE  
MHC

**A MANUFACTURED  
HOUSING COMMUNITY  
FOR PERSONS AGE  
FIFTY-FIVE AND OLDER**

**SPOKANE VALLEY  
WASHINGTON**

## *About The Community*

We are located within walking distance of bus service, and only minutes from the Valley Hospital, Spokane Valley Mall and all the shopping and other services available in the City of Spokane Valley.

Birch Tree is family owned and operated, with Owner/Managers living on site. The community is fully fenced and screened by landscaping, with private, lighted streets and no through traffic.

This is a **55 and Older Community**, and all homes must be owner occupied — no renting or subletting — and the pride of ownership shows in the appearance of the homes and yards. We have high standards and require adherence to them, so the value of your home is preserved.

Enjoy the independence of owning your own home, while having the security of nearby neighbors and on-site management. Live quietly and privately, or join in the potlucks and other Rec Hall functions with your neighbors — the choice is yours!

## **Amenities Available to Residents and their Guests**

*Tenants MUST accompany their guests at all times when using any of the community facilities.*

### **AT THE REC HALL**

SATELLITE TV  
DVD/VCR  
BILLIARD TABLE  
DARTS  
KITCHEN FACILITIES  
REST ROOMS  
RESIDENT LENDING LIBRARY  
RESIDENT VIDEO LIBRARY  
PHOTOCOPIER

### **EVENTS & SERVICES**

LAWNMOWERS AND YARD CARE  
TOOLS AVAILABLE FOR RESIDENT  
USE AT NO CHARGE

WEEKLY COFFEE HOURS

CARD & GAME EVENTS  
(RESIDENT ORGANIZED)

POTLUCK DINNERS

YARD DEBRIS DUMPSTER

### **ALSO AVAILABLE**

#### **RV STORAGE SPACES (RENTED TO TENANTS ONLY)**

Check with the office for availability and rates or to get on the waiting list if the area is full. The storage area has 20 amp electrical service at each site for maintaining battery charge and has a dump station.

#### **REC HALL RENTAL**

Residents may rent the Rec Hall at little or no cost depending on the type of event. Check with the office for rates, conditions, and reservations.

#### **HOME SALES**

We are licensed as a Manufactured Home Dealer. Check with the office for current listings or to arrange the sale of a home.