



Notice of Offer to Sell or List for Sale a Manufactured Home Park

To: Park Tenants
From: Park Owner
Date: January 2, 2026

This serves as a written notice that Shady Lane Village is being offered for sale or will be listed for sale on January 2, 2026.
(Date) (PARK NAME)

The Virginia Manufactured Home Lot Rental Act provides (with some exceptions) that the owner (the "Park Owner") of a manufactured home park (the "Park") provide written notice ("Notice of Offer to Sell or List") to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner offers to sell the Park or to list the Park for sale. At the same time the Park Owner sends the Notice of Offer to Sell or List to each of the Park Tenants, a copy of such notice also is sent by the Park Owner to the Virginia Department of Housing and Community Development to post on the Department's website. (See Section 55.1-1308.2 of the Code of Virginia <https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

The Department keeps the Notice of Offer to Sell or List posted on the Department website until the Park Owner sends a written notice to the Department that the Park has been sold to a third-party (the "Notice of the Park Sale to a Third Party"), is no longer offered for sale or the transaction does not go to settlement. The Park Owner is required to give the Notice of Offer to Sell or List at least 90 days prior to accepting an offer.

The relevant information about the Park is listed on the second page.
(<https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice of Offer to Sell or List was: () mailed by regular mail, postage prepaid, () hand-delivered or () e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

Oakview Lane, Galax, Virginia 24333, this 2nd day of January, 2026.
(PARK ADDRESS)

Glenn Simmons
Name of Park Owner

see above
Authorized Representative

Glenn Simmons
Printed Name of Authorized Representative

Relevant Information:

Park Name Shady Lane Village

Park Address Oakview Lane, Galax, **Virginia** 24333
(Zip Code)

Number of lots twelve (12)

Price \$ 70,000

Name of Park Owner Glenn Simmons

Address Post Office 797, Hillsville, **Virginia** 24343
(Zip Code)

Email _____

Phone 276-733-7317

Contact for Info see above

Address _____ / _____ / _____
(State) (Zip Code)

Email _____

Phone _____

Copy To: **Virginia Department of Housing and Community Development**