



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

To: Park Tenants

From: Park Owner

Date: 2/2/2026

This serves as a written notice that Cedar Brook Mobile Home Park is being offered for sale or will be listed for sale on 2/15/2026.  
(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:

638 Cedar Brook Lane  
Woodlawn, Virginia 24381, this 2<sup>nd</sup> day of February, 2026.  
(PARK ADDRESS)

Au Properties, LLC  
Name of Park Owner

James Williams  
Authorized Representative

JAMES WILLIAMS Manager  
Printed Name of Authorized Representative

**Relevant Information:**

Park Name Cedar Brook Mobile Home Park  
Park Address 638 Cedar Brook Ln. Woodlawn, Virginia 24381  
(Zip Code)  
Number of lots 18  
Price \$ 850,000.00

Name of Park Owner All Properties, LLC

Address 8638 Carrollton Pike, Ste 2, Galax, Virginia 24333  
(Zip Code)

Email info@pmsva.com

Phone (276) 236-2225

Contact for Info Property Management Solutions of VA, LLC

Address 8638 Carrollton Pike St2 Galax VA, 24333  
(State) (Zip Code)

Email info@pmsva.com

Phone (276) 236-2225