



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

To: Park Tenants

From: Park Owner

Date: 6/20/24

This serves as a written notice that Newport Estates LLC is being offered for sale or will be listed for sale on 6/20/2024 (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:

132 Links Circle, Newport Virginia 24128 this 20 day of June 2024.  
(PARK ADDRESS)

Corey Woodruff  
Name of Park Owner

Eric Vinson  
Authorized Representative

Eric Vinson  
Printed Name of Authorized Representative

Relevant Information:

Park Name Newport Estates LLC

Park Address 132 Links Circle, Virginia 24128  
(Zip Code)

Number of lots 28

Price \$ 800,000

Name of Park Owner Corey Woodruff

Address 2735 Lilly Dr, Lima <sup>OH</sup> 45807  
Virginia (Zip Code)

Email corey@cmhcapitalinc.com

Phone 989-313-7829

Contact for Info Enon Winkler

Address 976 Lake Baldwin Rd, Florida 32814  
Orlando (State) (Zip Code)

Email enon.winkler@otherstreet.com

Phone 407-900-9986 ext 1

Copy To: Virginia Department of Housing and Community Development