

**Hammer Enterprises, LLC.**

P.O. Box 36  
Lynchburg, VA 24505-0036

Phone: (434) 846-3875  
FAX: (434) 846-4298  
office@jakris-pm.com

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August 23, 2021

Virginia Department of Housing & Community Development  
600 East Main Street, Suite 300  
Richmond, VA 23219

RE: Notice Required Under Virginia Code Section 55.1-1308.2.B.

To Whom It May Concern:

Hammer Enterprises, LLC, a Virginia Limited Liability Company ("Owner") is the owner of Hill Top Mobile Home Park located in Lexington, Virginia. Owner has received an offer from a third party to purchase the property for \$550,000 (the "Purchase Price").

Pursuant to Virginia Code Section 55.1-1308.2.B, Hill Top Mobile Home Park is hereby giving notice to the Virginia Department of Housing and Community Development, and is simultaneously giving written notice to each tenant with the Property, that it is accepting the offer, contingent upon sending such notices and for a period of 60 days thereafter, giving consideration to any offer from a group or entity representing at least 25 percent of the tenants with a valid lease in the Property.

If you have any questions in this regard, please contact the Owner representative, Regina Hammer, by phone at (434) 846-3875 or by email at [ever4rmh@aol.com](mailto:ever4rmh@aol.com).

Sincerely,



Regina Hammer

*Hand delivered 8/26/21*

Relevant Information:

Park Name Hill Top Mobile Home  
Park Address Shop Road and Camp <sup>bell Lane</sup> Virginia 24450  
(Zip Code)  
Number of lots 17 Lots and 1 House  
Price \$550,000

Name of Park Owner Hammer Enterprises, <sup>LLC</sup>  
Address PO Box 36, Lynchburg Virginia 24505  
(Zip Code)  
Email ever4rmh@aol.com  
Phone 434-846-3875

Contact for Info \_\_\_\_\_  
Address \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(State) (Zip Code)  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

Copy To: Virginia Department of Housing and Community Development



# Notice of Receipt of Offer by a Third Party to Purchase a Manufactured Home Park

To: Park Tenants

From: Park Owner

Date: 8/15/2021

This serves as a written notice that HILL TOP MOBILE HOME has received an offer to purchase.  
(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 to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner is in receipt of an offer from a third party to purchase the Park ("Notice of Receipt of Offer to Purchase") and accepts such offer. Prior to accepting the offer, the owner of the manufactured home park must consider other offers to purchase the Manufactured Home Park from a tenant group representing at least 25% of the tenants with a valid lease. At the same time the Park Owner sends the Notice of Receipt of Offer to Purchase 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 Receipt of Offer to Purchase 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 Receipt of Offer to Purchase and include in any such purchase contract a provision that states that the purchase contract is contingent upon the Park Owner considering any offers from a tenant group, representing 25% or greater of existing tenants, received by the Park Owner within 60 days after the date the Notice of Receipt of Offer to Purchase is given to the Tenants. The relevant information about the Park and the purchase contract are listed on the second page.

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

I hereby certify that a copy of this Notice of Receipt of Offer to Purchase 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:

Shop Rd/Campbell Lane Virginia 24450 this 15 day of August, 2021.  
(PARK ADDRESS)

Hammer Enterprises, LLC

Name of Park Owner

Authorized Representative

Regina Hammer

Printed Name of Authorized Representative





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

To: Park Tenants  
From: Park Owner  
Date: August 11, 2021

This serves as a written notice that HILL TOP MOBILE HOME is being offered for sale or will be listed for sale on AUGUST 15, 2021.  
(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:

Shop Road and Campbell Lane Virginia 24450, this 15 day of August, 2021.  
(PARK ADDRESS)

Hammer Enterprises, LLC

Name of Park Owner

Regina Hammer

Authorized Representative

Regina Hammer

Printed Name of Authorized Representative