



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

To: Park Tenants  
From: Park Owner  
Date: May 18, 2023

This serves as a written notice that The Village at Cedar Creek is being offered for sale or will be listed for sale on May 18, 2023.  
(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:

1696 Jackson River Tpke, Hot Springs, Virginia 24445, this 18 day of May, 2023.  
(PARK ADDRESS)

Cedar Creek Associates, LLC

Name of Park Owner

Authorized Representative

Irvin Peifer

Printed Name of Authorized Representative

**Relevant Information:**

**Park Name** The Village at Cedar Creek

**Park Address** 1696 Jackson River Tpke., Hot Springs, Virginia 24445  
(Zip Code)

**Number of lots** 54

**Price** \$995,000.00

**Name of Park Owner** Cedar Creek Associates, LLC

**Address** PO Box 506, Elizabethtown, PA, Virginia 17022  
(Zip Code)

**Email** N/A

**Phone** (540) 839-3471

**Contact for Info** Larry Fresh, Broker

**Address** 12187 Sam Snead Hwy., Warm Spgs, VA 24484  
(State) (Zip Code)

**Email** fresh@cfw.com

**Phone** (540) 839-3101

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