

STATEMENT OF POLICY

As required by Oregon Revised Statutes (ORS) 90.510 Statement of policy; rental agreement; rules and regulations; remedies. Every landlord who rents a space for a manufactured dwelling or floating home shall provide a written statement of policy to prospective and existing tenants. The purpose of the statement of policy is to provide disclosure of the landlord's policies to prospective tenants and to existing tenants who have not previously received a statement of policy. The statement of policy is not a part of the rental agreement. The statement of policy shall provide all of the following information in summary form:

EXHIBIT — A: The location and approximate size of the space to be rented.

EXHIBIT — B: The federal fair-housing age classification and present zoning that affect the use of the rented space.

EXHIBIT — C: The facility policy regarding rent adjustment and a rent history for the space to be rented. The rent history must, at a minimum, show the rent amounts on January 1 of each of the five preceding calendar years or during the length of the landlord's ownership, leasing or subleasing of the facility, whichever period is shorter.

EXHIBIT — D: The personal property, services and facilities that are provided by the landlord.

EXHIBIT — E: The installation charges that are imposed by the landlord and the installation fees that are imposed by government agencies.

EXHIBIT — F: The facility policy regarding rental agreement termination including, but not limited to, closure of the facility.

EXHIBIT — G: The facility policy regarding facility sale.

EXHIBIT — H: The facility policy regarding informal dispute resolution.

EXHIBIT — I: The utilities and services that are available, the name of the person furnishing them and the name of the person responsible for payment.

EXHIBIT — J: If a tenants' association exists for the facility, a one-page summary about the tenants' association. The tenants' association shall provide the summary to the landlord.

EXHIBIT — K: Any facility policy regarding the removal of a manufactured dwelling, including a statement that removal requirements may impact the market value of a dwelling.

EXHIBIT — L: The facility policy regarding trees, the maintenance of trees and the maintenance of landscaping.

The STATEMENT OF POLICY is not a part of the Lease or part of the Rules and Regulations. As per ORS 90.510.2 a copy the current Lease and current Rules and Regulations accompany the STATEMENT OF POLICY.

SEMINOLE MOBILE HOME ESTATES

I _____ acknowledge that I have received from the Owner all of the documents as listed below:

_____ The STATEMENT OF POLICY which includes the following EXHIBITS.

__ EXHIBIT — A

__ EXHIBIT — B

_ EXHIBIT — C

__ EXHIBIT — D

__ EXHIBIT — E

__ EXHIBIT — F

__ EXHIBIT — G

__ EXHIBIT — H

__ EXHIBIT — I

__ EXHIBIT — J

__ EXHIBIT — K

__ EXHIBIT — L

_____ Copy of current Lease V3.6

_____ Copy of current Rules and Regulations V3.6

Dated: _____

By: Authorized Representative

PRIMARY RESIDENT

Dated: _____

By: Authorized Representative (Please Print Name)

**SEMINOLE ESTATES
100 S.W. 195th Avenue
Beaverton, Oregon 97006
(503) 629-8630**

STATEMENT OF POLICY: EXHIBIT - A

The location and approximate size of the space to be rented.

LOCATION:

The address where your home is located :

Seminole Estates

100 S.W. 195th Ave. #_____

Beaverton, Oregon 97006

APPROXIMATE SIZE OF SPACE TO BE RENTED:

The approximate dimensions of the space indicated above is

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STATEMENT OF POLICY: EXHIBIT - B

The federal fair-housing age classification and present zoning that affect the use of the rented space.

FEDERAL FAIR-HOUSING AGE CLASSIFICATION:

Resident understands and acknowledges that while Owner presently operates the Community as a fifty-five (55) year and older residential community pursuant to Federal Law, this status is not guaranteed by the Owner. In the event the Community's status is successfully challenged, or in the Owner's opinion it creates an economic hardship to maintain such a status, Owner hereby reserves the right to convert Seminole Mobile Estates to an all age facility. Owner shall not be responsible to Resident or liable for any damages to Resident occasioned by a change in the Community's fifty-five (55) years and older status, it being understood that the Community has the right to modify this Agreement in this regard. In the event this Agreement is so modified, Owner shall give reasonable notice to Resident of the change of status. Except for the two exceptions contained in this section, Owner will continue to operate the Community as a fifty-five (55) years or older community.

ZONING OF SEMINOLE ESTATES INCLUDING THE SPACE TO BE RENTED:

The current zoning of Seminole Estates is:

TO: R18 — 24, Meaning less roads to make more stops for mass transit.

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STATEMENT OF POLICY: EXHIBIT - C

The facility policy regarding rent adjustment and a rent history for the space to be rented. The rent history must, at a minimum, show the rent amounts on January 1 of each of the five preceding calendar years or during the length of the landlord's ownership, leasing or subleasing of the facility, whichever period is shorter.

BASE RENT ADJUSTMENT:

Base Rent Adjustment. On ninety (90) days' prior written notice, the base rent shall be increased by an amount equal to the percentage increase in the index (as defined in the lease section 2.11) for the twelve month period preceding the date of the notice. However, the increase in Base Rent shall not be less than two percent (2.0%) or greater than nine percent (9%) (rounded to the nearest dollar).

RENT HISTORY FOR LAST FIVE YEARS:

Starting with January of current year and going through January of each succeeding year.

YEAR	AMOUNT
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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STATEMENT OF POLICY: EXHIBIT - D

The personal property, services and facilities that are provided by the landlord.

SERVICES:

Provided by the community:

There are no services provided to residents at this time.

FACILITIES:

Provided by the community:

- | | | |
|---------------|-----------------|-------------------------------------|
| Clubhouse | Swimming Pool | Community Rose Garden |
| Kitchen | Exercise Room | RV Storage Area (for rent by Owner) |
| Bathrooms | Laundry Room | Storage Sheds (for rent by Owner) |
| Library | Horse Shoe Pit | |
| Billiard Room | Managers Office | |

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STATEMENT OF POLICY: EXHIBIT - E

The installation charges that are imposed by the landlord, and the installation fees that are imposed by government agencies.

INSTALLATION CHARGES THAT ARE IMPOSED BY THE LANDLORD:

The landlord does not charge the resident for the installation of any home or other structure. There are however requirements imposed by the landlord upon the installation of a home or other structures.

They are:

- The home must be "Pit Set".
- There is a ten (10) foot setback of the home from the curb.
- A cement drive is required from the street to the back side of the home.
- Each home shall have a shed not to be less than sixty-four (64) square feet. Of which the siding, roof and paint must match the home.
- Carport no further than six (6) feet back from the front of the house, and extends to the back of the home,
- The siding, permanent steps, carports and sheds must be completed within sixty (60) days.
- Landscaping must be approved by management and be completed with ninety (90) days.
- All hitches and tongues will be removed or covered with matching skirting within thirty (30) days.
- The color of the home must be approved by management.
- All fences are to be approved by management.

INSTALLATION FEES THAT ARE IMPOSED BY GOVERNMENT AGENCIES:

Permit required by Washington County Building Department.

The cost would have to be determined by the Department.

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STATEMENT OF POLICY: EXIHBIT - F

The facility policy regarding rental agreement termination including, but not limited to, closure of the facility.

RENTAL AGREEMENT TERMINATION:

The Agreement, at the sole option of the Owner, may be declared forfeited and/or the tenancy may be terminated and/or Resident's right to his or her tenancy may be denied in accordance with the provisions of Chapter 90 and other applicable law. Any such rights granted to Owner due to any amendments, deletions or modifications of Chapter 90 and other applicable law may be enforced by Owner. The issuance of a termination of tenancy notice shall be considered an election to forfeit the tenancy within the meaning of this Agreement.

If Resident remains in possession after his tenancy has been terminated, Resident shall pay to Owner an amount equal to the rental charges Resident was obligated to pay to Owner at the time Resident's tenancy was terminated. Acceptance of any money by the Owner pursuant to this provision shall not be construed as a reinstatement of Resident's tenancy.

OTHER REASONS TO TERMINATE AGREEMENT:

If the entire Community, or a portion thereof so that in Owner's sole opinion the balance remaining is not suitable for a manufactured home community, is taken under the power of eminent domain, or is sold to any authority having the power of eminent domain, either under threat of condemnation or while condemnation proceedings are pending, then this Agreement shall automatically terminate as of the date the condemning authority takes possession. Any award for any taking of all, or any part of the Community under the power of eminent domain shall be the property of Owner, whether such award shall be made as compensation for diminution in value of the leasehold or for taking of the fee. Nothing contained herein shall be deemed to preclude Resident from obtaining any award from the condemning entity for loss of or damage to Resident's personal property or to give Owner any interest in such award.

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STATEMENT OF POLICY: EXHIBIT - G

The facility policy regarding facility sale.

TRANSFER OF OWNER'S INTEREST:

In the event Owner transfers its interest in the Community, Owner shall be automatically relieved of any obligations hereunder, which occur after the date of such transfer.

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STATEMENT OF POLICY: EXHIBIT - H

The facility policy regarding informal dispute resolution.

DISPUTE RESOLUTION:

Any dispute between Resident and Community relating to, concerning or connected with this Agreement, residency documents, the interpretation or enforcement thereof, the leasehold, the leasehold premises, services, facilities, or maintenance in or about the manufactured home Community, and any dispute respecting these matters between Resident and any officer, director, agent, employee, or partner of Community ("Community's Affiliate"), shall be resolved in accordance with the provisions set forth below.

A written notice of dispute shall be sent to all adverse parties within sixty (60) days after the claim, dispute or other matter in question has arisen, or within sixty (60) days after the party seeking redress reasonably could have acquired knowledge of the event or condition giving rise to such dispute, whichever is later. Notice of dispute must provide (i) a description of the dispute, (ii) facts from which the dispute arises, including witnesses, dates, times, and circumstances, and (iii) a description of the relief or action requested.

Within ten (10) days after the notice of dispute has been made, the parties shall meet in person or through their duly authorized representatives, to discuss their respective positions, exchange all available evidentiary material and endeavor to resolve the dispute. If an agreement to resolve the dispute is not reached within 20 days after the scheduled date of this meeting, then either party may pursue any other legal remedy available.

Notwithstanding anything contained herein to the contrary, the following matters shall be exempt from provisions of this section:

A. Unlawful retainer and forcible retainer actions; and

B. Actions for injunctive relief provided, however, that said actions shall be abated or stayed except to the extent necessary to afford the parties the right to obtain and enforce provisional injunctive relief (temporary restraining orders and preliminary injunctions).

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STATEMENT OF POLICY: EXHIBIT - I

The utilities and services that are available, the name of the person furnishing them, and the name of the person responsible for payment.

UTILITIES:

Provided by the community:

Water — Tualatin Valley Water District (Included in rent at this time)
Sewer — Tualatin Valley Water District (Included in rent at this time)

Paid for by the resident:

Cable TV — Comcast Cable
Telephone — Verizon Northwest
Electric Service — Portland General Electric
Trash Service — Aloha Garbage Co. Inc.

There is no gas service provided to Seminole Estates Community

SERVICES:

Tri-Met — Local bus service, available by appointment for a fee.

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STATEMENT OF POLICY: EXHIBIT - J

If a tenants' association exists for the facility, a one-page summary about the tenants' association. The tenants' association shall provide the summary to the landlord.

TENANTS ASSOCIATION SUMMARY:

Provided by the Seminole Estates Tenants Association as of:

October 16, 2009

Seminole Estates Residents Association, referred to as SERA
Summary Statement

The purpose of SERA shall be to:

- A. Maintain an active interest in the community affairs of Seminole Estates
- B. Maintain communication among Residents, on-site management, and the ownership of Seminole Estates Manufactured Home Park
- C. Act in the resolution of community or individual issues
- D. Distribute information of interest to Residents
- E. Plan and coordinate SERA sponsored social activities

SERA represents approximately 340 residents in 210 homes, one home is occupied by employee of Newport Pacific, representing the RAM Trust, owners.

SERA is a mutual-benefit, non-profit corporation registered with the State of Oregon, Corporation Division, and Washington County, of Oregon: 2009-034469 and shall operate on a non-profit basis according to Oregon and Federal laws. Internal Revenue Service Employer Identification Number of 93-0722982. All incomes received shall be for the purpose of the Association, and no part of any income shall be used for the personal benefit of any Director or member of SERA. The fiscal year of SERA is July 1, to June 30, annually filing Form 990-N E-Postcard Tax documentation as a non-profit social organization with annual net income of less than twenty-five thousand dollars per year.

All Residents of Seminole Estates, other than on-site manager(s), are automatically members of SERA. The definition of Resident is stated in the Bylaws Article III Section II. Residents Rights may also be found in the Bylaws, Article III Section III.

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STATEMENT OF POLICY: EXHIBIT - K

Any facility policy regarding the removal of a manufactured dwelling, including a statement that removal requirements may impact the market value of a dwelling.

STATEMENT REGARDING REMOVAL OF MANUFACTURED DWELLING:

All landscaping and structures or other improvements permanently attached to or embedded in the ground shall become a part of the realty upon their installation and belong to the Owner. Upon Resident vacating the Homesite, such improvements shall remain upon and be surrendered with the Homesite, Owner may, however, at its sole option, permit or require Resident to remove, at his own expense, said improvements. Resident shall repair any damage to the Homesite caused by the removal, including, but not limited to, the filling in and leveling of holes or depressions and shall leave the Homesite in a neat and uncluttered condition with the Community's original engineered grade intact

Resident understands, agrees, and acknowledges that Resident is acquiring a leasehold for a limited period of time, and is purchasing (or has purchased) only the manufactured home which occupies the Homesite. Ownership of the homesite remains with Owner. The price, appraisal or stated value of the manufactured home, may reflect not only the manufactured home's value, but its "site" value; that being the willingness of a lender to finance or a purchaser to pay a larger amount for the manufactured home by virtue of its location in this Community. In other words, the manufactured home may be worth substantially less off the Resident's Homesite than on the Resident's Homesite. Resident understands that Resident is not entitled to receive any value for the Community Owner's property.

Resident Initials

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STATEMENT OF POLICY: EXHIBIT – L (page 1 of 2)

The facility policy regarding trees, the maintenance of trees and the maintenance of landscaping.

LANDSCAPING & TREE MAINTENANCE POLICY:

- Resident is responsible to maintain and clean their homesite, including but not limited to, maintenance of all trees, shrubbery and landscaping within the boundaries of their homesite, whether planted by Resident or others. Maintenance shall include, but not be limited to: watering, spraying (fertilizer, pesticide, herbicide, etc.), mowing, raking, weeding, leaf & needle removal, edging, trimming, limb removal, and diseased or dead tree removal. Resident is responsible for properly disposing of all landscaping debris, including all trimmings and leaves & pine cones/needles. The cost of said maintenance shall be the sole responsibility of the Resident. You maintain your space, we maintain the common areas. Any substantial improvements that you intend to make to your space, including but not limited to landscaping, must first receive written approval of management. Upon termination of your tenancy, the space must be left in substantially the same condition as it was upon commencement. Resident shall be solely responsible for all damage to the space occasioned upon removal of the dwelling unit. All plantings or other landscaping placed upon the space, whether by the landlord or Resident, shall become the property of the landlord upon termination of the tenancy, unless the parties agree otherwise in writing prior to such termination.

- In general and except as expressly provided to the contrary in the Rental Agreement or Community Rules and Regulations, each Resident is responsible for the maintenance and repair of his or her mobile home, mobile home lot and all improvements thereon (including landscaping).

Resident Initials

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STATEMENT OF POLICY: EXHIBIT – L (page 2 of 2)

TREE POLICY:

- Any tree(s) which is intended to be planted on the Resident's homesite must first have a written request submitted to Landlord outlining the type, species, characteristics, height at maturity and specific location diagramed on a plot plan which must be approved in writing prior to installation of any tree(s).
- Except for trees with aggressive or shallow root systems, trees that reach a height of less than 15 feet at maturity will generally, but not necessarily, be allowed to be planted on Resident's homesite in the community. Trees exceeding this height at maturity will generally not be allowed.
- Trees which, in the sole opinion of Landlord, are anticipated to have root systems which may potentially compromise the utility lines housed underground, curbing, sidewalks, driveways and/or streets will not be allowed to be planted or to otherwise remain on Resident's homesite.
- Failure to receive written approval from Landlord or misrepresentation by the Resident, whether intentional or unintentional, concerning the type, species, characteristics, height at maturity and specific location of tree(s) to be planted and/or failure to comply with any portion of this Tree Policy shall be grounds for immediate removal of such tree(s) at Resident's sole expense and/or termination of tenancy. This applies at any time during the lifespan of said nonconforming tree(s).
- Resident shall take any and all reasonable steps to properly care for any tree on Resident's homesite, whether planted previously or by Resident, to ensure it does not grow or deteriorate to the point of presenting a future safety risk to Resident's or other's person or property. The Community may have specific Rules & Regulations regarding maintenance of existing trees. Please refer to the Community Rules and Regulations for details.
- Landlord reserves the right, but is not obligated, to remove any tree which Resident fails to properly maintain and/or remove or otherwise cease from planting and to charge the Resident for all costs associated with such trimming or removal except for that which is not permitted according to Oregon Law ORS 90.727.

Resident Initials

The Board of Directors consists of up to seven members elected from among the residents. The officers are selected from among and by the members of the Board:

A president, a vice president for business, vice president for social affairs, a treasurer, a secretary, and two directors are at large. One at large director is assigned as the Legislative Watchdog, and one is assigned as the Color Section Coordinator. The current board is operating with one vacancy.

Board members are elected by the residents for two year terms. Either three, or four members in alternating years. Mid term vacancies are filled by special election as deemed necessary by the residents.

Respectfully Submitted,

William A, Rouse
SERA President

Resident Initials