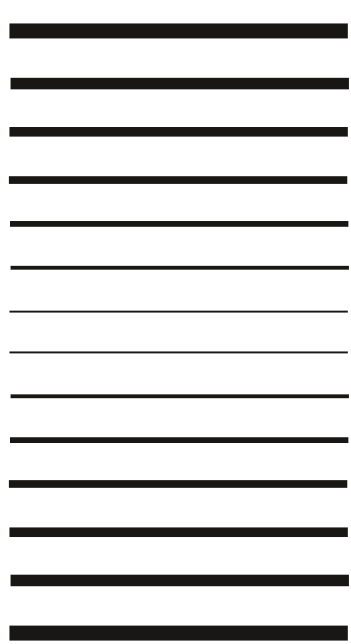




PARK RULE CHANGES



OREGON STATE TENANTS ASSOCIATION

105 W BOLZ RD. #1587

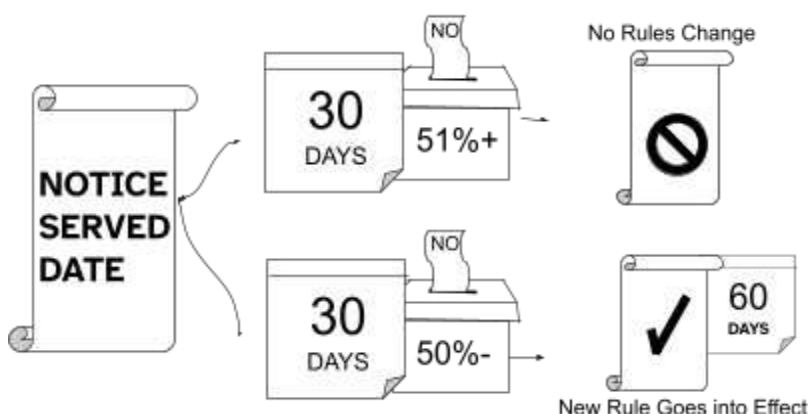
PHOENIX, OR 97535



Voting Down Park or Marina Rule Changes

A manufactured home park or marina landlord/manager may propose rule changes, including those that significantly change the original terms of your agreement with the park..

Unless a majority of tenants object in writing within 30 days of the date the notice was served, the change becomes effective for all tenants no less than 60 days after the date the notice was served.



Some tenants may be *ineligible* to vote. E.g. Tenants that have signed newer agreements that included the new rule.

Tenants can object individually with a signed and dated written objection or as a group with a signed and dated petition. If at least 51% of households object within 30 days, the changes do not become effective. Text and emails do not count. (Petition forms are available on the OSTA web site.)

The notice of a rule change must include the following information to be valid:

1. That you can object and how;
2. The language of the existing rule or regulation that would be changed or replaced;

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3. The language of the new rule or regulation;
4. The number of eligible spaces for voting and their addresses (one vote per space);
5. The date of the notice and last date to deliver written objections.

Tips for Success:

- Always read any rental agreement or rules and regulations carefully before you sign.
- Read any proposed rule changes carefully as well. It is always worth the time and avoids unpleasant surprises later.
- If the landlord proposes any changes to your rules and regulations, talk to your neighbors.
- Do not be fooled, your landlord is only interested in tightening their control over your life and protecting their income stream, rule changes are not for your benefit.
- If you object to any of the changes, start a petition and object to all the proposed changes.
- Landlords often try to hide draconian changes among lots of minor or inconsequential changes. Do not try to separate out the few changes you may not object to.
- Whether you get others to sign, you should still submit your own written objection, there may be many others who do so as well.
- Do not include your reasons with your objection. Reasons are not required and including them is a bad idea.
- Do not believe any verbal promises or reassurances by your landlord or manager about the changes, verbal representations and promises are meaningless, and unenforceable under any circumstances.
- Always keep a record of everything you submit to and any contacts (verbal and otherwise) with your landlord/manager.



PETITION AGAINST PROPOSED RULE CHANGE

UNLESS 51% OF HOUSEHOLDS IN THE PARK OBJECT IN WRITING, THE NEW RULE GOES INTO EFFECT

****By signing my name on this petition, I declare my household's objection to the proposed rule change which is attached to this petition,****

[illegible]