

STATEMENTS OF POLICY

MONTE VISTA VILLAGE RESORT

The following Statements of Policy ("Statements") are promulgated effective June 20, 2025, pursuant to Section 33-1436 of the Arizona Manufactured Home Parks Residential Landlord & Tenant Act, Arizona Revised Statutes Title 33, Chapter 11 (the "Act").

As used herein, the term "Community" shall mean Monte Vista Village Resort, located at 8865 E Baseline Road, Mesa, AZ 85209. As used herein, the term "Community Owner" shall mean, collectively, MHC Monte Vista, L.L.C., a Delaware limited liability company, and MHC Monte Vista Two, L.L.C., a Delaware limited liability company, and their respective agents, employees and managers.

Failure by a prospective tenant of the Community to comply with any of the requirements set forth in these Statements shall be deemed a sufficient basis for Community Owner to deny the prospective tenant's application for residency in the Community. Failure by a tenant of the Community to comply with any of the requirements set forth in these Statements shall be deemed a default under the tenant's rental agreement.

These Statements are valid and shall remain in effect until December 31, 2025. They will automatically renew for successive one-year periods on January 1 of each year unless revised or rescinded by Community Owner upon proper notice to the tenants of the Community (to the extent required by law).

1. Classification of Community: In accordance with the Federal Housing for Older Persons Act of 1995 ("HOPA"), the Community is intended to be and is operated as "housing for older persons". Under HOPA, "older persons" are persons fifty-five (55) years of age or older. The Community complies with HOPA. Each occupied home site within the Community must be occupied by at least one person fifty-five (55) years of age or older (with certain exceptions as allowed by HOPA). In addition, all other persons occupying a home site within the COMMUNITY must be at least thirty-five (35) years of age. All prospective residents and occupants of the Community will be screened for compliance with these provisions, and no application for residency will be accepted without satisfactory proof of age, such as a valid driver's license, birth certificate or passport. Under HOPA, Management may, in its sole discretion, make certain exceptions to the foregoing provisions.

2. Change in Use: As of the effective date of these Statements, Community Owner does not intend to implement a change in use for the Community in the foreseeable future.

3. Change in Rent: Rents are subject to adjustment as per the terms of the rental agreement.

4. Right of First Refusal: Community Owner reserves the right to sell the Community, or any portion thereof or interest therein, to any party selected by Community Owner. The tenants of the Community, either individually or collectively, do not possess any option or right of first refusal to purchase the Community, or any portion thereof or interest therein.

5. Size and Specifications: Each manufactured home within the Community must be compatible in size, quality and appearance with the majority of the other manufactured homes located in the Community. Used manufactured homes may be accepted into the Community but must be approved in writing by Community Owner prior to placement in the Community and be compatible in size, quality and appearance with the majority of the manufactured homes located in the Community.

6. Improvements Required as a Condition of Tenancy: Awnings and skirting compatible with the exterior of the manufactured home are required and must be compatible in size, quality and appearance with those of the majority of the manufactured homes located in the Community. Front entrance manufactured homes must have awnings that are compatible in size, quality and appearance with those of the majority of the front entrance manufactured homes located in the Community. Awnings and skirting must be installed within thirty (30) days after move-in. All steps and decks must be approved by Community Owner prior to installation. Approved steps and decks must be installed within thirty (30) days after move-in. Landscaping must be approved in writing by Community Owner prior to installation and must be installed within thirty (30) days after move-in. Hitches must be removed by the tenant immediately following move-in.

7. Insuring the Manufactured Home: Insuring the manufactured home is the tenant's responsibility, including obtaining fire department response insurance in unincorporated areas.

8. Disclosures: In accordance with A.R.S. § 33-1432, the landlord makes the following disclosures.

A. The name and address of the Community Manager is:

MHC Property Management, L.P.
8865 E Baseline Road
Mesa, AZ 85209
Attn: Community Manager

B. The name and address of the Community Owner is:

MHC Monte Vista, L.L.C. and MHC Monte Vista Two, L.L.C.
c/o Equity LifeStyle Properties, Inc.
Two North Riverside Plaza, Suite 800
Chicago, Illinois 60606
Attn: Legal Dept.

C. The name and address of the person authorized to receive service of process and for the purpose of receiving and providing receipts for notices and demands is:

CT Corporation
3800 N. Central Avenue, Suite 460,
Phoenix, AZ, 85012