



## CONTINENTAL MOBILE HOUSING, LTD.

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December 15<sup>th</sup>, 2008

To: Oakridge Residents  
From: Continental Mobile Housing  
Re: **Potential Problems With Early Committal to New Home Orders**

It has come to our attention that a number of residents have already started the new-home order process, even to the point of depositing earnest money with certain manufactured-home dealers. While we completely understand everyone's desire to start making progress on their new home, and encourage people to start looking at floor plans and options, we must warn you of the potential pitfalls in getting too far along in this process too soon.

First, we currently do not have a solid estimate as to when lots will be ready to accept delivery of new homes. Many things still need to happen which are largely out of our control to be able to give our residents and their dealers an accurate timeframe. It's very unfair to you, the customer, for someone else to tie up your money without an estimated delivery and setup schedule in place. Furthermore, a number of costly issues can arise if a home comes out of the factory and there is nowhere for it to go.

Secondly, we have yet to finish the updated Oakridge Architectural Requirements. There are a number of items that we are waiting on from City and State agencies before we can complete this important document. It would be most unfortunate if someone had ordered a home, only to find out that it didn't meet one or more of the Park's requirements or setback minimums.

Related to all of this is the fact that Oakridge will not accept any new homes that do not meet the most current State of California Wildland-Urban Interface Fire-Resistive Construction requirements. Please do not let anyone talk you into a home, or any accessory work on your space, that does not meet these specifications.

Finally, it has been our experience over the years that far too often, residents are sold a home for what seems to be an incredibly low price, only to find out later, when it's too late, that the price of the home and/or accessories did not include many things that they expected it to include. Please be aware of this, and don't allow your excitement and anxiousness to get into a new home rush your examination of any contractual agreements. Surprises at the end can be very disappointing and expensive.

As always, contact us any time if you have any questions or concerns.