

EXHIBIT

12

Fw: Application for residency Oak Ridge Mobile Home Park

From: William Windsor (windsorfl@yahoo.com)

To: tedbyberg@outlook.com

Cc: windsorfl@yahoo.com

Date: Tuesday, April 29, 2025 at 03:18 AM EDT

This is what you fill out for the park.

Please fill it out today and turn it in. You will not need to call them if you send this in because they will take it from there.

Please do this today so that we have everything on track as per the contract.

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Friday, April 25, 2025, 9:27 PM, William Windsor <windsorinsouthdakota@yahoo.com> wrote:

Please click the link below, which will take you to a landing page. From there you can create an account, and then complete your application. We will not receive anything from you, or be able to see anything from you until you complete the applications for both of you completely through to the end, including the payment. Once that is processed, you will also receive an email from PetScreening.com in order to complete that process.

Once everything is completed, and submitted, the process normally takes 48-72 hours to complete.

Thank you very much! Kirk

<https://temple.twa.rentmanager.com/ApplyNow?propertyID=24&locations=1>

--
Kirk West & Tammie Nessmith
Community Managers
Oak Ridge Mobile Home Park
2862 Vine Ln.
Sebring, FL 33870
Office Phone: 863-385-1754
Email: manager@oakridgemhp.com

EXHIBIT

13

Question about Land

From: windsorFL@yahoo.com (windsorfl@yahoo.com)

To: manager@oakridgemhp.com

Date: Saturday, May 31, 2025 at 11:15 AM EDT

Does my Lot Rent cover the land?

I think Ken is the greatest; you are so lucky to have him. But he butchered my beautiful palm tree in front of my home. Who authorized this?

How large is my lot?

Someone ran over my sprinkler along Bolin at the end of my driveway. Do you pay to fix this?

William M. Windsor

2725 Bolin Lane
Sebring, Florida 33870
352-661-8472
windsorfl@yahoo.com

On Thursday, October 17, 2024 at 10:10:35 AM EDT, Tammie Nessmith <manager@oakridgemhp.com> wrote:

I have attached a copy of the rules as you have requested. In the coming weeks, we will set up a time to review the rules, and lease agreement with you, and several other new residents, so that you can sign the forms, and be familiar with our policies and procedures.

We strongly discourage trash cans. Trash is picked up on Mondays, and Thursdays, and you just need to put it out in bags at the end of your driveway by 9am. If you have boxes, they need to be broken down, and can be placed in the dumpster at the back of the park, along with any other trash that you may want to get rid of, rather than waiting for the regular pickup. day.

Any items that are not regular household trash cannot be put into the dumpster. For example, appliances, electronics, furniture, remodeling debris, etc. Our trash pickup and disposal is limited to basic household trash. Any other items that you need to dispose of must be taken to the local landfill, or picked up by someone else and disposed of accordingly.

If you have any further questions, feel free to reply to this email, or leave us a voicemail.

Thank you, Kirk

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EXHIBIT

14

Re: Question about Land

From: Kirk West (manager@oakridgemhp.com)

To: windsorFL@yahoo.com

Date: Monday, June 2, 2025 at 09:32 AM EDT

I am not sure what you mean by "cover the land". You pay lot rent to rent the lot, or land that your home sits on. The trees belong to the park, and we trim them as we see fit. Ken used his own judgement, and it looks to me that he trimmed it as it should have been trimmed.

As noted in the prospectus, which you received, on page 3, your lot is shown as 4950 sq. ft.

We cannot be responsible for unknown persons driving over a sprinkler head. I am sorry!

On Sat, May 31, 2025 at 11:15 AM windsorFL@yahoo.com <windsorFL@yahoo.com> wrote:

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Thank you, Kirk

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EXHIBIT

15

Re: Question about Land

From: windsorFL@yahoo.com (windsorfl@yahoo.com)

To: windsorfl@yahoo.com; manager@oakridgemhp.com

Date: Monday, June 2, 2025 at 10:25 AM EDT

I have planted palm trees. Please do not touch them. I now have an ugly telephone pole-like structure where a beautiful palm tree used to be.

I assume I own the irrigation system.

May I see financial reports to show that the folks who live here are not paying the wages of the men fixing up your homes?

William M. Windsor

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EXHIBIT

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Re: Question about Land

From: Kirk West (manager@oakridgemhp.com)

To: windsorFL@yahoo.com

Date: Monday, June 2, 2025 at 10:28 AM EDT

We always trim the trees as we see fit, since the trees belong to the park. In particular, with the upcoming hurricane season, we trim them more aggressively. Yes. You own your irrigation system. We do not provide any financial reports to residents. As per the corporate office.

Thank you.

On Mon, Jun 2, 2025 at 10:25 AM windsorFL@yahoo.com <windsorFL@yahoo.com> wrote:

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