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February 8, 2018

SENT VIA US MAIL

Mr. Lucas Brady Hill
PO Box 314
Forks, WA 98331

Castle Rock Mobile Home Park
c/o Olsen Law Firm, PLLC
Attn: Mr. Walt Olsen
205 S Meridian
Puyallup, WA 98371

**RE: Voluntary Compliance of Lucas Brady Hill's Complaint against Castle Rock Mobile Home Park
MHDRP Complaint No. 508215**

Dear Lucas Brady Hill and Castle Rock Mobile Home Park:

On June 14, 2017, Lucas Brady Hill (Hill) filed a complaint against Castle Rock Mobile Home Park (Castle Rock) with the Manufactured Housing Dispute Resolution Program (the Program). Hill alleged that Castle Rock violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, including failing to maintain the roads within the park in good condition. The Program contacted Castle Rock in an attempt to facilitate negotiations between the parties and resolve the dispute through an informal dispute resolution process. However, the parties were not able to negotiate a resolution to this matter and the Program therefore concluded that an agreement could not be reached between the parties. As a result, the Program conducted a formal investigation pursuant to RCW 59.30.040.

The formal investigation, including a site visit by the Program's investigator, revealed that the gravel roads throughout Castle Rock have numerous potholes of varying size, depth and proximity to one another. Hill alleges that these potholes cause damage to his vehicle. Castle Rock violated the MHLTA, RCW 59.20.130(9) when it failed to "maintain roads within the mobile home park in good condition" as evidenced by the potholes.



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In the summer of 2017, Castle Rock performed repairs on the roads throughout the park. Repairs included preparing the potholes for repair (removing rock and damaged asphalt from the area and excavation) and pouring concrete into the potholes and tamping to encase. Castle Rock also performed repairs on the road drainage. Castle Rock has not fully completed repairs to the roads because of weather conditions, including rainfall. Castle Rock is unable to complete repairs until the weather permits dry road conditions. Castle Rock's counsel has informed the Program that Castle Rock is committed to completing the remaining road repairs once the weather allows the work to recommence.

Therefore, the Program determines that Castle Rock has voluntarily complied with the MHLTA regarding the road repair that has been completed. However, if any party falls out of compliance with the law, or Castle Rock fails to complete the road repair as represented, the Program may issue a Notice of Violation to ensure compliance.

We appreciate your cooperation with the Program's investigation. This matter is now closed, although the Program will monitor this matter to ensure Castle Rock completes the road repair.

Sincerely,



SHIDON B. AFLATOONI
Assistant Attorney General
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SA:lc