



# Experience Matters

## Manufactured Housing Practice Group

Hart King's manufactured housing practice group (MHPG) is widely recognized as the premier legal team to assist manufactured housing communities and RV parks throughout California. Hart King has been protecting the rights and legal interests of mobilehome and RV park owners for more than 35 years.

***The collective experience of our MHPG attorneys exceeds 100 years. We represent well over 300 parks and communities state wide and multiple national Real Estate Investment Trusts (REITs).***

Our MHPG supports industry trade organizations such as WMA, MHI, CMHI, MHET, CMPA and CalARVC. Our attorneys present at panel discussions and seminars at various manufactured housing industry conferences around the country. We host online webinars—in which we provide manufactured housing communities and RV park owners and managers with up to date information on legislation, current industry trends and hot topics. We also contribute articles to MHC industry publications and communicate important and timely issues by e-blasts to our MHPG clients and friends of the firm.

## What Do We Do?

- Evictions and rule enforcement (including injunctions)
- Failure to maintain litigation – defense of community owners in mass tort and/or class action lawsuits filed by tenants
- Operational matters including residency documents
- Purchase and sale transactions and “due diligence”
- Regulatory compliance issues – federal, state and local
- Rent control (applications and litigation)
- Subdivision/development/park closures
- Employment issues – Employment manuals, employee contracts, termination of employees, wrongful termination, wage and hour claims, discrimination claims and DFEH claims
- Americans with Disabilities Act (ADA)
- HCD compliance issues
- Ground lease negotiations and litigation

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**JOHN PENTECOST**  
**MANAGING PARTNER**

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John Pentecost is the managing partner of Hart King and has been with the firm since 1988. John is the leader in the firm's manufactured housing practice group with over 30+ years of experience dealing with manufactured housing communities. John has handled numerous trials and defended class actions ranging from lease disputes to state and federal discrimination issues, Americans with Disabilities Act (ADA) matters, easements and titles and failure to maintain lawsuits. John assists his clients in subdivision conversions and park closures, ground lease negotiations and litigation.



**ROBERT WILLIAMSON**  
**PARTNER**

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Robert Williamson has been with Hart King since 1998. He has wide-ranging experience representing property owners in state and federal courts and before governmental regulatory agencies. He represents mobilehome park/manufactured housing community owners against mass failure to maintain and discriminatory housing practice claims, as well as land use issues involving entitlements, subdivisions and community closures.



**BILL DAHLIN**  
**PARTNER**

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Bill Dahlin has been with Hart King since 1988. He specializes in civil litigation, with an emphasis on real property and property rights. Bill is a leader in the firm's manufactured housing practice group, handling the multitude of legal issues which arise in this niche area. Bill has worked with community park owners for over 30+ years and understands their unique needs and goals. He has been trial counsel in multiple cases involving the protection of property rights, including disputes over rent control, mobilehome park closures, subdivisions, park sales and purchases, failure to maintain and similar land use decisions.



**WILLIAM HART**  
**SENIOR COUNSEL**

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Bill Hart has over 30+ years of experience representing clients in the prosecution and defense of a broad range of business, commercial and real estate disputes, including breach of contract, insurance coverage, landlord and tenant disputes, product liability, trade secret and unfair competition, broker commission disputes, construction defects, and probate litigation. He has also been retained as an expert witness and consultant by other attorneys in support of their Superior Court litigation. He has a national AV® Preeminent™ rating of 5.0 out of 5.

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