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FOR IMMEDIATE RELEASE

SSK Communities Named *Manufactured Home Community Operator of the Year*

(Arlington, Va. – April 23, 2003) SSK Communities, Erlanger, Ky., has received the Manufactured Housing Institute's (MHI) National Industry Award for "Manufactured Home Community Operator of the Year." The award was presented today during the 2003 National Congress and Expo for Manufactured and Modular Housing, in Las Vegas, Nevada.

"SSK Communities has been honored for their significant contributions and extraordinary dedication to the manufactured housing industry. With their innovative thinking and extraordinary dedication they have promoted a positive image for the industry and demonstrated the industry's true potential. We are proud of their many accomplishments," said Chris Stinebert, president of MHI.

SSK Communities owns and operates nine land-lease manufactured home communities in three states with over 2,300 home sites. SSK Communities also owns Eagle Ridge, a land-home subdivision in Kentucky. SSK utilizes community managers who live on-site in each of its properties to ensure that issues affecting residents do not go unnoticed. Additional management support is given through a regional manager who visits each community weekly.

SSK provides each of its communities a capital improvements budget and regular maintenance budget each year, believing that "an ounce of prevention is worth more than a pound of cure."

The company is committed to professionalism and its employees have been participants in the Accredited Community Manager and Professional Housing Consultant programs offered by the Manufactured Housing Educational Institute, MHI's educational arm.

SSK Communities is an active member of the Manufactured Housing Institute and the Kentucky, Ohio and Indiana state manufactured housing associations.

The National Industry Awards are presented annually. Nominations for the Manufactured Home Community Operator of the Year award were solicited and chosen by other community owners across the country, making it one of the most prestigious honors bestowed from peer to peer in the industry.

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MHI is the national trade organization representing all segments of the manufactured and modular housing industries including manufacturers, retailers, community owners, suppliers, financial institutions, state associations and developers.

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