

EXHIBIT 3

UNITED STATES DISTRICT COURT
DISTRICT OF MASSACHUSETTS

SCOTT SMITH, on behalf of himself and
other similarly situated individuals,
Plaintiffs,

v.

CHELMSFORD GROUP, LLC,
a Delaware limited liability company, and
NEWBURY MANAGEMENT COMPANY,
a Michigan corporation,
Defendants.

C.A. No. 1:21-cv-10654-DJC

DECLARATION OF JOSH HOULDSWORTH

I, Josh Houldsworth, declare as follows:

1. I make this declaration based on my direct and first-hand knowledge.
2. I am the Director of Asset Management for RHP Properties, Inc., which is an entity affiliated with Defendants Chelmsford Group, LLC and Newbury Management Company.
3. In my role as Director of Asset Management, I am familiar with the business records used and kept by Defendants in owning and operating the Chelmsford Commons Manufactured Housing Community (“Chelmsford Commons”).
4. I examined at the time of settlement, and have since reexamined in preparing this declaration, the business records reflecting the number of Occupied Lots at Chelmsford Commons as of September 13, 2022.
5. The number of Occupied Lots at Chelmsford Commons as of September 13, 2022, is reflected in the monthly rent rolls and records of move-in and move-out dates kept in the ordinary course of business by Defendants with the assistance of ManageAmerica, which is a

company that provides property management software and other services used by Defendants to manage business records at Chelmsford Commons.

6. I can confirm that, consistent with Section 38.1 of the Settlement Agreement, the information in these records show there were 242 Occupied Lots on September 13, 2022, the date upon which the Settlement Agreement was executed.

7. I also assisted in creating the Class List contemplated in Sections 8.1 and 38.2 of the Settlement Agreement.

8. On September 20, 2022, I compiled the Class List by searching the business records maintained by Defendants in the ordinary course of business for Chelmsford Commons through ManageAmerica that identify current residents and tenants and their contact information.

9. Some personal identifying information, such as dates of birth and social security numbers, was not available to me through ManageAmerica's software but rather only accessible through a request to ManageAmerica. On September 20, 2022, I requested this information from ManageAmerica. I updated the Class List to include this information, where available, when I received it from ManageAmerica.


10. For each category of information requested in Section 8.1, I either personally retrieved the information from ManageAmerica's software or requested that ManageAmerica provide me with the information.

11. The Class List generated from Chelmsford Commons' records contained, where available, the information contemplated in Section 8.1 of the Settlement Agreement.

12. It is my understanding that the Class List was provided to Class Counsel on September 30, 2022, approved by Class Counsel on October 6, 2022, and then provided by Honigman LLP to the Settlement Administrator on October 7, 2022.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 16, 2023.



Josh Houldsworth