

EXHIBIT XIX

SPECIAL NEEDS ASSISTED LIVING RESIDENT

ADDENDUM TO RESIDENCY AGREEMENT

This is an addendum (the “Addendum”) to the Residency Agreement dated _____, the (“Residency Agreement”) made by and among UMH NY Corp. d/b/a Hilltop Manor West (The “Operator”), _____, (the “Resident” or “You”), _____, (the “Resident’s Representative”), _____, (the “Resident’s Legal Representative”).

This Addendum adds new sections and amends, if any, only the sections specified in this Addendum. All other provisions of the Residency Agreement shall remain in effect, unless otherwise amended in accordance with this Addendum. This Addendum must be attached to the Residency Agreement between the parties.

I. Special Needs Assisted Living Certification

The Operator is currently certified by the New York State Department of Health to provide a Special Needs Assisted Living Residence at Hilltop Manor West

(the “Residence”) located at 286 Deyo Hill Road, Johnson City, New York, 13790.
(Name of Residence) (Address)

II. Request for and Acceptance of Admission

You our Your Resident Representative or Legal Representative have requested that You become a Resident in the Special Needs Assisted Living Program in the Residence (the “Residence”) and the Operator has accepted such request.

III. Specialized Programs, Staff Qualifications and Environmental Modifications

Attached hereto as SNALR Schedule #1 and made a part of this Agreement is a written description of:

- Specialized services to be provided in the Special Needs Residence;
- Staffing levels
- Staff education and training and work experience, and professional affiliations or special characteristics relevant to serving persons with specific special needs;
- Any environmental modifications that have been made to protect the health, safety and welfare of Residents.

IV. Amended Basic Rate

In the SNALR, the daily “Private” Basic Rate is \$_____ and the daily “Deluxe Private” Basic Rate is \$_____.

V. Addendum to the Residency Agreement Authorization

We, the undersigned, have read this Addendum to the Residency Agreement, have received a duplicate copy thereof, and agree to abide by the terms and conditions therein and to be legally bound by the terms and conditions of this Addendum and the Residency Agreement.

Dated: _____

(Signature of Resident)

Dated: _____

(Signature of Resident's Representative)

Dated: _____

(Signature of Resident's Legal Representative)

Dated: _____

(Signature of Operator or Operator's Representative)

SNALR SCHEDULE #1

SPECIALIZED SERVICES:

The specialized services include the following:

- a) A supportive environment staff twenty-four (24) hours a day be specially trained personal care staff who provide assistance with medication management and activities of daily living.
- b) Recreational and social activities on and off the unit, specially geared toward residents with cognitive impairment.
- c) Small, intimate dining areas with individual staff attention.
- d) Cognitive and behavioral assessments and modification to Individualized Service Plans.

STAFFING LEVELS

Staffing levels by discipline are set forth on the Proposed Final Staffing Schedule attached hereto as part of this Addendum as SNALR Schedule #2. This staffing is based on a maximum census of 36 SNALR/EALR residents. The staffing pattern for skilled nursing will be modified as needed to ensure sufficient nursing coverage as required by each resident's physician, medical evaluation, and Individualized Service Plan (ISP). Likewise, personal care staffing will be modified as needed to meet the needs of the residents. SNALR direct care staffing shall be provided in a ratio of one (1) staff member for every 6-8 residents, or part thereof during the day and evening, and one (1) staff member for every 12-15 residents, or part thereof, at night.

SNALR SCHEDULE #2
PROPOSED FINAL STAFFING SCHEDULE FOR
SNALR 36 BED DEMENTIA UNIT

8:00 a.m. – 4:30 p.m. Monday – Friday

Adult Home Administrator	40 hours/week
RN Director	40 hours/week
Case Manager	40 hours/week
LPN/RN Unit Coordinator	40 hours/week

Day Shift

6:30 a.m. – 3:00 p.m.	LPN Facility Charge	Saturday/Sunday
6:30 a.m. – 3:00 p.m.	4 Resident Care Aides	7 days/week

Evening Shift

2:45 p.m. – 11:15 p.m.	1 LPN Facility Charge	7 days/week
2:45 p.m. – 11:15 p.m.	3 Resident Care Aides	7 days/week
5:00 p.m. – 10:00 p.m.	1 Resident Care Aide	7 days/week

Night Shift

11:00 p.m. – 7:30 a.m.	1 LPN Facility Charge	7 days/week
11:00 p.m. – 7:30 a.m.	3 Resident Care Aides	7 days/week

RN on call available for consultation 24 hours per day, 7 days per week, when not available onsite.

STAFFING EDUCATION, TRAINING, WORK EXPERIENCE, PROFESSIONAL AFFILIATIONS OR SPECIAL CHARACTERISTICS – will be provided to you upon request.

Staff may include:

- a) Administrator
- b) Director of Social Work
- c) RN
- d) LPN
- e) HHA – each with seventy-five (75) hours training, twelve (12) hours inservice training annually
- f) RCA – each with forty (40) hours training, twelve (12) hours inservice training annually
- g) Executive Director/Director of Food Service
- h) Consulting Dietician
- i) Director of Recreational Therapy

The New York State Department of Health approves the qualifications and experience for all Administrators and Case Managers.

ENVIRONMENTAL MODIFICATIONS

- a) A NFPA 13 automatic sprinkler system has been installed in the Residence and has been inspected. It meets all DOH requirements as set forth in the June 3, 2005 DOH letter regarding compliance with the Assisted Living Reform Act.
- b) A supervised smoke-detection system throughout the Residence, including all bedrooms.

- c) Fire protection systems are directly connected to the local fire department or to a 24 hour attended central station.
- d) Handrails are installed on both sides of all resident-used corridors and stairways.
- e) A centralized emergency call-system exists in all bedrooms which are easily reachable from bedside and in all resident-use toilet and bathing areas, easily reachable from each fixture.
- f) Smoke barriers are installed in the residence which divide each floor into at least two (2) smoke compartments, neither of which has corridors exceeding one hundred (100) feet in length.

An appropriate delayed egress system on all unit doors to the outside or roof areas and all doors leading to other areas of the Residence.