UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

[X] QUARTERLY REPORT UNDER SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934
For the Quarter Ended March 31, 2015
[ ] TRANSITION REPORT UNDER SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Commission File No. 0-16701

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
a Michigan Limited Partnership
(Exact name of registrant as specified in its charter)

MICHIGAN	**38-2702802**
(State or other jurisdiction of incorporation or organization)	(I.R.S. employer identification number)

280 Daines Street, Birmingham, Michigan 48009
(Address of principal executive offices) (Zip Code)
(248) 645-9220
(Registrant's telephone number, including area code)

Securities registered pursuant to Section 12(g) of the Act:
units of beneficial assignments of limited partnership interest

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes [X] No [ ]

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes [ ] No [ ]

Indicate by check mark whether the Registrant is a large accelerated filer, an accelerated filer, or a non-accelerated filer, or a smaller reporting company. See the definitions of “large accelerated filer,” “accelerated filer” and “smaller reporting company” in Rule 12b-2 of the Exchange Act. (Check one):
Large Accelerated filer [ ] Accelerated filer [ ] Non-accelerated filer [ ] Smaller reporting company [X]

Indicate by check mark whether the Registrant is a shell company (as defined in Rule 12b-2 of the Securities Exchange Act of 1934). Yes [ ] No [X]

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

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UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

BALANCE SHEETS

ASSETS	March 31,2015 (Unaudited)	December 31, 2014
Properties:		
Land	$7,432,973	$7,432,973
Buildings And Improvements	36,346,977	36,327,829
Furniture And Equipment	656,511	656,511
Manufactured Homes and Improvements	5,291,331	5,043,383
	49,727,792	49,460,696
Less Accumulated Depreciation	(32,261,094)	(31,894,057)
	17,466,698	17,566,639
Cash And Cash Equivalents	7,241,326	7,326,491
Unamortized Finance Costs	905,791	927,256
Deferred Home Relocation Costs	261,545	330,595
Other Assets	1,113,524	928,350
Asset Held for Sale	2,624,021	2,596,859
Total Assets	$29,612,905	$29,676,190

LIABILITIES & PARTNERS' EQUITY	March 31,2015 (Unaudited)	December 31, 2014
Accounts Payable	$83,727	$36,457
Other Liabilities	655,431	511,757
Notes Payable	24,445,358	24,595,065
Liabilities of Asset Held for Sale	3,537,497	3,539,074
Total Liabilities	28,722,013	28,682,353
Partners' Equity:		
General Partner	419,593	417,980
Unit Holders	471,299	575,857
Total Partners' Equity	890,892	993,837
Total Liabilities And Partners' Equity	$29,612,905	$29,676,190

See Notes to Financial Statements

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

STATEMENTS OF OPERATIONS

	THREE MONTHS ENDED March 31, 2015 (unaudited)	March 31, 2014 (unaudited)
Income:		
Rental Income	$1,606,618	$1,568,651
Home Sale Income	19,796	139,404
Other	286,841	210,062
Total Income	$1,913,255	$1,918,117
Operating Expenses:		
Administrative Expenses (Including $110,685 and $103,990, in Property Management Fees Paid to an Affiliate for the Three Month Period Ended March 31, 2015 and 2014 Respectively)	644,308	604,676
Property Taxes	156,104	176,922
Utilities	130,861	121,400
Property Operations	184,184	177,329
Depreciation	367,037	360,290
Interest	332,164	339,410
Home Sale Expense	14,265	105,670
Total Operating Expenses	$1,828,923	$1,885,697
Income from Continuing Operations	$84,332	$32,420
Income (Loss) from Discontinued Operations	$76,994	($17,476)
Net Income	$161,326	$14,944
Income Per Unit:		
Continuing Operations	0.03	0.01
Discontinued Operations	0.02	(0.01)
Total Income Per Unit	0.05	0.00
Distribution Per Unit:	0.08	0.08
Weighted Average Number Of Units Of Beneficial Assignment Of Limited Partnership Interest Outstanding During The Period Ending March 31, 2015 and 2014	3,303,387	3,303,387

STATEMENT OF PARTNERS' EQUITY (Unaudited)

	General Partner	Unit Holders	Total
Balance, December 31, 2014	$417,980	$575,857	$993,837
Distributions		(264,271)	(264,271)
Net Income	1,613	159,713	$161,326
Balance as of March 31, 2015	$419,593	$471,299	$890,892

See Notes to Financial Statements

UNIPROP MANUFACTURED HOUSING COMMUNITIES INCOME FUND II,
A MICHIGAN LIMITED PARTNERSHIP

STATEMENTS OF CASH FLOWS
(Unaudited)

	THREE MONTHS ENDED	
	March 31,2015	March 31,2014
Cash Flows From Operating Activities:		
Net Income	$161,326	$14,944
Adjustments To Reconcile Net Income To Net Cash Provided By Operating Activities:		
Depreciation	367,037	414,987
Amortization of Financing Costs	21,464	21,464
Amortization of Home Relocation Costs	69,050	69,036
Payment of Home Relocation Costs	0	(1,500)
Gain on Sale of Manufactured Homes	5,533	29,685
Increase In Other Assets	(190,228)	(316,124)
Increase In Accounts Payable	71,944	36,616
Increase In Other Liabilities	145,024	122,562
Total Adjustments	489,824	376,726
Net Cash Provided By (Used In) Operating Activities	651,150	391,670
Cash Flows Used In Investing Activities:		
Investment in Manufactured Homes and Improvements	(273,279)	(248,609)
Purchase of Property and Equipment	(19,147)	(8,512)
Proceeds from Sale of Manufactured Homes	19,798	139,455
Net Cash Used In Investing Activities	(272,628)	(117,666)
Cash Flows Used In Financing Activities:		
Distributions To Unit Holders	(264,271)	(264,271)
Payments On Notes Payable	(177,308)	(168,749)
Net Cash Used In Financing Activities	(441,579)	(433,020)
Decrease In Cash	(63,057)	(159,016)
Cash, Beginning	7,317,400	8,584,140
Cash, Ending	$7,254,343	$8,425,124

See Notes to Financial Statements

NOTES TO FINANCIAL STATEMENTS
March 31, 2015 (Unaudited)

1. Basis of Presentation and Accounting Policies:

The accompanying unaudited 2015 financial statements have been prepared in accordance with generally accepted accounting principles for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all of the information and notes required by generally accepted accounting principles for complete financial statements. In the opinion of management, all adjustments (consisting of normal recurring accruals) considered necessary for a fair presentation have been included. The balance sheet at December 31, 2014 has been derived from the audited financial statements at that date. Operating results for the three months ended March 31, 2015 are not necessarily indicative of the results that may be expected for the year ending December 31, 2015, or for any other interim period. For further information, refer to the consolidated financial statements and footnotes thereto included in the Partnership's Form 10-K for the year ended December 31, 2014.

During the fourth quarter of 2012, Management initiated the Sunshine Village Paid Home Relocation Program ("Program"). The Program was offered exclusively to residents of Seminole Estates, a 704 site, 55 and over manufactured home community in Hollywood, Florida that announced its closure. The Program expired in the first quarter of 2013. By the end of the first quarter of 2014, all 41 residents have successfully relocated. The Partnership has incurred expenditures of $903,232, of which $816,203 has been capitalized and is being amortized as a reduction of rental revenue over the life of the residents' three year rental period. The Program is completed and Management estimates no additional relocation costs will be incurred. At March 31, 2015, $261,545 remains unamortized.

The carrying amounts of cash, accounts payable and notes payable approximate their fair values due to their short-term nature. The fair value of mortgage notes payable approximates their carrying amounts based on current borrowing rates.

We have evaluated subsequent events through the date of this filing. We do not believe there are any material subsequent events which would require further disclosure.

2. Mortgage Payable:

The Partnership has two mortgage notes payable with Cantor Commercial Real Estate collateralized by Sunshine Village, located in Davie, Florida and West Valley, located in Las Vegas, Nevada. The mortgages are payable in monthly installments of interest and principal through August, 2023. These refinanced notes bear interest at a fixed rate of 5.09% with principal payments based on a twenty-five year amortization period. As of March 31, 2015 the balance on these notes was $18,708,365.

The Partnership also has five mortgage notes payable with StanCorp Mortgage Investors LLC ("StanCorp") collateralized by the five remaining properties of the Partnership. These mortgages are payable in monthly installments of interest and principal through September 2033. Effective September 1, 2013, the available interest rate re-set option was accepted on the five remaining mortgage notes with StanCorp. The new rate on these five notes is 5.00% and the amortization period is twenty years. Another rate re-set option is available in 2018. As of March 31, 2015 the balance on these five notes was $9,114,287.

Future maturities on the notes payable for the next five years and thereafter are as follows: 2015 - $532,277; 2016 - $744,498; 2017 - $785,396; 2018 - $826,361; 2019 - $869,465 and thereafter - $24,064,655.

3. Asset Held for Sale:

A long-lived asset is required to be classified as “held for sale” in the period in which certain criteria are met. The Partnership classified real estate assets as held for sale after the following conditions have been satisfied: (1) management, having the appropriate authority, commits to a plan to sell the asset, (2) the initiation of an active program to sell the asset, and (3) the asset is available for immediate sale and it is probable that the sale of the asset will be completed within one year.

During March 2015, the Board of Directors and Consultant approved a sale of the El Adobe Community located in Las Vegas, Nevada. Subsequent to the period end, as described in Form 8-K dated April 8, 2015, Uniprop Manufactured Housing Communities Income Fund II (the “Fund”) has entered into a Contract for Sale and Purchase of Real and Personal Property with a potential buyer for the sale of El Adobe, with an expected closing date in June 2015. Based on the information outlined, the Partnership has concluded that the property meets the criteria as an asset held for sale on the accompanying Balance Sheets. Similarly, the El Adobe community and associated financial results are classified as “discontinued operations” on the accompanying Statements of Operations.

The assets and liabilities related to the El Adobe community as of March 31, 2015 are as follows: Total Assets of $2,624,021 consist of Current Assets of $49,344 and Fixed Assets of $8,324,391 less Accumulated Depreciation of $5,749,714. Total Liabilities of $3,537,497 consist of Current Liabilities of $160,203 and Long Term Liabilities of $3,377,294. The assets and liabilities related to the El Adobe community as of December 31, 2014 are as follows: Total Assets of $2,596,859 consist of Current Assets of $22,182 and Fixed Assets of $8,324,391 less Accumulated Depreciation of $5,749,714. Total Liabilities of $3,539,074 consist of Current Liabilities of $134,179 and Long Term Liabilities of $3,404.895.

The following is a summary of results of operations of the property classified as discontinued operations for the periods ended March 31, 2015 and 2014: Total Revenue was $265,555 and Total Operating Expenses were $188,561 for the period ended March 31, 2015. For the same period in 2014, Total Revenue was $244,847 and Total Operating Expenses were $262,323.

Total Cash Flows provided by Operating Activities of the property classified as discontinued operations for the periods ended March 31, 2015 and 2014 were $97,964 and $13,320. In addition, Total Cash Flows used in Investing Activities of the property classified as discontinued operations for the periods ended March 31, 2015 and 2014 were $0, and $3,200, respectively.

ITEM 2.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Critical Accounting Policies

See Part II, Item 7 – Critical Accounting Policies, our consolidated financial statements and related notes in Part IV, Item 15 of our Annual Report on Form 10-K for the year ended December 31, 2014 filed with the SEC on March 17, 2015 for accounting policies and related estimates we believe are the most critical to understanding condensed consolidated financial statements, financial conditions and results of operations and which require complex management judgment and assumptions or involve uncertainties. There have been no material changes to the critical accounting policies and estimates previously disclosed in that report.

Liquidity and Capital Resources

Uniprop Manufactured Housing Communities Income Fund II, a Michigan Limited Partnership's (the "Partnership") liquidity is based, in part, upon its investment strategy. Upon acquisition, the Partnership anticipated owning the properties for seven to ten years. All of the properties have been owned by the Partnership for more than ten years. The General Partner may elect to have the Partnership own the properties for as long as, in the opinion of the General Partner, it is in the best interest of the Partnership to do so.

The Partnership expects to meet its short-term liquidity needs generally through its working capital and cash provided by operating activities.

The Partnership's capital resources consist primarily of its seven manufactured home communities. As described in Note 2, the Partnership refinanced its existing mortgage note payable and executed seven new mortgage notes payable with StanCorp Mortgage Investors, LLC (the "StanCorp Financing") in the aggregate amount of $23,225,000 secured by the seven properties of the Partnership in August, 2008. To pay off the prior mortgage balance of $25,277,523 and the costs of refinancing, the Partnership transferred $2,735,555 from cash reserves. The mortgages were payable in monthly installments of interest and principal through September 2033. The Partnership incurred $693,798 in financing costs as a result of the 2008 refinancing which were being amortized over the term of the loans. These costs included a 1% fee payable to an affiliate of the General Partner.

On July 18, 2013, the Partnership refinanced two of the existing mortgage notes payable and executed two new mortgages payable in the amount of $19,320,000 secured by Sunshine Village, located in Davie, FL and West Valley, located in Las Vegas, NV with a new lender, namely Cantor Commercial Real Estate. The mortgage notes are payable in monthly installments of interest and principal through August, 2023. The refinanced notes bear interest at a fixed rate of 5.09% with principal payments based on a twenty-five year amortization period. As of March 31, 2015 the balance on these notes was $18,708,365.

The Partnership incurred $676,321 in financing costs as a result of the 2013 refinancing which is being amortized over the term of the loans. These costs included a 1% fee payable to an affiliate of the General Partner.

Effective September 1, 2013, the interest rate re-set option was accepted on the five remaining notes with StanCorp. The new rate on these five notes is 5.00% and the amortization period is twenty years. Another rate re-set option is available in five years. As of March 31, 2015 the balance on these notes was $9,114,287.

The General Partner has decided to distribute $264,271, or $.08 per unit, to the unit holders for the first quarter ended March 31, 2015. The General Partner will continue to monitor cash flow generated by the Partnership's properties during the coming quarters. If cash flow generated is greater or lesser than the amount needed to maintain the current distribution level, the General Partner may elect to reduce or increase the level of future distributions paid to Unit Holders.

As of March 31, 2015, the Partnership's cash balance amounted to $7,254,343. The level of cash balance maintained is at the discretion of the General Partner.

On April 7, 2015, the Partnership entered, into a Contract for Sale and Purchase of Real and Personal Property with Casa Feliz LLC for the sale of El Adobe, one of the Fund's communities located in Las Vegas, Nevada for a selling price of $8,000,000, following an affirmative recommendation from the Consultant and approval of the Board of Directors. There is a forty-five (45) day Due Diligence period, with a subsequent Closing Date thirty (30) days upon expiration of the Due Diligence period. According to the most recent appraisal in February 2015, the community had a market value of $5,700,000. Net cash proceeds from the sale upon closing, are estimated to be approximately $3,500,000.

While the Fund's management believes that the buyer is financially capable of completing the proposed transaction and fully intends to consummate the purchase, there can be no assurance that the closing will occur.

Results of Operations

Overall, as illustrated in the following table, the Partnership's seven properties reported combined occupancy of 49% at the end of March 2015, versus 48% at the end of March 2014. The average monthly homesite rent as of March 31, 2015 was approximately $534 versus $523 from March 2014 (average rent not a weighted average).

	Total Capacity	**Occupied Sites**	**Occupancy Rate**	**Average* Rent**
Ardmor Village	339	149	44%	$568
Camelot Manor	335	112	33%	433
Dutch Hills	278	107	38%	428
El Adobe	367	168	46%	574
Stonegate Manor	308	102	33%	418
Sunshine Village	356	255	72%	665
West Valley	421	291	69%	654
Total on 3/31/15:	**2,404**	**1,184**	**49%**	**$534**
Total on 3/31/14:	**2,404**	**1,182**	**48%**	**$523**

***Not a weighted average**

	Gross Revenue		Net Operating Income (Loss) and Net Income	
	3/31/2015	3/31/2014	3/31/2015	3/31/2014
	three months ended		three months ended	
Ardmor	$275,529	$249,559	$138,020	$110,332
Camelot Manor	202,125	223,956	88,247	89,641
Dutch Hills	175,990	163,480	67,699	57,766
Stonegate	173,720	171,463	50,784	44,121
Sunshine	484,153	509,070	246,196	217,576
West Valley	596,566	596,061	394,788	426,649
	1,908,083	1,913,589	985,734	946.085
Partnership Management	5,172	4,528	(144,946)	(149,496)
Other Expense	-----	-------	(57,255)	(64,469)
Interest Expense	-----	-------	(332,164)	(339,410)
Depreciation	-----	-------	(367,037)	(360,290)
Continuing Operations	$1,913,255	$1,918,117	$84,332	$32,420
Discontinued Operations	$265,555	$244,847	$76,994	($17,476)
	$2,178,810	$2,162,964	$161,326	$14,944

Net Operating Income ("NOI") is a non-GAAP financial measure equal to net income, the most comparable GAAP financial measure, plus depreciation, interest expense, partnership management expense, and other expenses. The Partnership believes that NOI is useful to investors and the Partnership's management as an indication of the Partnership's ability to service debt and pay cash distributions. NOI presented by the Partnership may not be comparable to NOI reported by other companies that define NOI differently, and should not be considered as an alternative to net income as an indication of performance or to cash flows as a measure of liquidity or ability to make distributions.

Comparison of Quarter Ended March 31, 2015 to Quarter Ended March 31, 2014

Gross revenues from continuing operations decreased slightly by $4,862 to $1,913,255 in 2015, from $1,918,117 in 2014. This was mainly due to decreased home sale income, which was offset by increased rental and other income. Gross revenues from discontinued operations increased by $20,708 to $265,555 in 2015 from $244,847 in 2014. This was mainly due to an increase in market rent value from the prior year.

As described in the Statements of Operations, total operating expenses from continuing operations decreased $56,774 to $1,828,923 in 2015, as compared to $1,885,697 in 2014. This was mainly due to decreased expenses associated with home sales, and property tax expense, offset by increases in administrative, utilities and property operations expenses. Total operating expenses from discontinued operations decreased $73,762 to $188,561 in 2015, as compared to $262,323 in 2014. This was mainly due to the discontinuance of depreciation expense as an Asset Held for Sale.

As a result of the aforementioned factors, the Partnership experienced Net Income from continuing operations of $84,332 for the first quarter of 2015 compared to Net Income of $32,420 for the first quarter of 2014. Net Income from discontinued operations for the first quarter of 2015 was $76,994, compared to a Net Loss of $17,476 for the same period in 2014.

ITEM 3.

QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

The Partnership is exposed to interest rate rise primarily through its borrowing activities. There is inherent roll over risk for borrowings as they mature and are renewed at current market rates. The extent of this risk is not quantifiable or predictable because of the variability of future interest rates and the Partnership's future financing requirements.

Notes Payable: At March 31, 2015 the Partnership had notes payable outstanding in the amount of $27,822,652. Interest on two of these notes is at a fixed annual rate of 5.09% through August 2023. Interest on the five remaining notes is at a fixed rate of 5.00% through August 2018, at which time a rate reset option is available.

The Partnership does not enter into financial instruments transactions for trading or other speculative purposes or to manage its interest rate exposure.

ITEM 4.

CONTROLS AND PROCEDURES

As of the end of the period covered by this report, the Partnership carried out an evaluation, under the supervision and with the participation of the Principal Executive Officer and the Principal Financial Officer, of the effectiveness of the design and operation of our disclosure controls and procedures pursuant to Exchange Act Rule 13a-15. Based upon, and as of the date of, this evaluation, the Principal Executive Officer and the Principal Financial Officer concluded that our disclosure controls and procedures are effective to ensure that information required to be disclosed in the quarterly report is recorded, processed, summarized and reported as and when required.

There was no change in the Partnership's internal controls over financial reporting that occurred during the most recent completed quarter that has materially affected, or is reasonably likely to materially affect, the Partnership's internal control over financial reporting.

PART II - OTHER INFORMATION

ITEM 1. LEGAL PROCEEDINGS

A hearing was held before Judge Stefany Miley on December 9, 2014 in the District Court of Clark County, Nevada. The Plaintiff is Uniprop Manufactured Housing Income Fund II on behalf of El Adobe, and the Defendant is the City of Las Vegas.

On March 6, 2015 the Court issued the following orders:

Court orders Defendant's Motion for Summary Judgement GRANTED as to the dismissal of Plaintiff's Equal Protection Claim and General Applicability Clause claim;

Court finds a genuine issue of material fact exists as to whether assessing a service fee on a capped sewer line with no occupant does qualify as a service fee;

Court orders Defendants Motion for Summary Judgment DENIED as to the dismissal of Plaintiff's claim that the city's sewer billing procedure conflicts with the City charter;

Court orders Plaintiff's Motion for Summary Judgment DENIED as to the claim that the subject provisions of Section 14.04 of the City Code violate the Equal Protection Clause of the 14th Amendment of the U. S. Constitution as applied to vacant sites in manufactured home communities;

Court orders Plaintiff's Motion for Summary Judgment DENIED as to the claim that the subject provisions of Section 14.04 of the City Code violate the General Applicability Clause of Article 4, Section 21 of the Nevada State Constitution as applied to vacant sites in manufactured home communities.

Court orders the Plaintiff's Motion for Summary Judgement DENIED as to the claim that the provisions of Section 14.04 of the City Code identified herein are invalid because they are not authorized by Section 2.290(3) of the Las Vegas city charter.

In summary, the Court denied three of the Plaintiff's Motions for Summary Judgment, however, the Court found a "genuine issue of material facts exists as to whether assessing a service fee on a capped sewer line with no occupant does qualify as a service fee", and denied the Defendant's Motion for Summary Judgment on that issue.

We believe our claim still has merit and that the Court allowed us a narrow avenue to pursue a claim regarding a service fee on a vacant site for which Plaintiff has already paid a connection fee, and no service is provided. Clark County reclamation, which provides sewer treatment to West Valley, has already agreed to waive the service fee for West Valley; Clark County reclamation also provides the treatment services for the City of Las Vegas at El Adobe, but the City is the intermediary between El Adobe and Clark County Reclamation. We expect to have a trial in July or August of this year.

During the litigation, the City of Las Vegas has placed liens on El Adobe for unpaid sewer service fees. El Adobe has accrued those fees on its financial statements, and management has made arrangements to pay those fees in full, if necessary, in order to close on the sale of El Adobe pursuant to the Purchase and Sale Agreement with Casa Feliz, LLC. Management also made provisions in the Purchase and Sale Agreement for El Adobe to deal with the costs and potential future benefits of the litigation in the event that a sale of the community closes before the outcome of the trial is known.

ITEM 1A. RISK FACTORS

In addition to the other information set forth in this report, you should carefully consider the factors discussed in Part I, "Item IA. Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2014, which could materially affect our business, financial condition or future results. The risks described in our Annual Report on Form 10-K are not the only risks facing our Company. Additional risks and uncertainties not currently known to us or that we currently deem to be immaterial also may adversely affect our business, financial condition and/or operating results.

ITEM 6.

EXHIBITS

Exhibit 31.1 Principal Executive Officer Certification pursuant to Rule 13a-14(a)/15d-14(a) of The Securities and Exchange Act of 1934, as amended

Exhibit 31.2 Principal Financial Officer Certification pursuant to Rule 13a-14(a)/15d-14(a) of The Securities and Exchange Act of 1934, as amended

Exhibit 32.1 Certifications pursuant to 18 U.S C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes –Oxley Act of 2002.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Uniprop Manufactured Housing Communities
Income Fund II, a Michigan Limited Partnership

BY: Genesis Associates Limited Partnership,
General Partner

BY: Uniprop, Inc.,
Its Managing General Partner

By: /s/ Roger I. Zlotoff
Roger I. Zlotoff, President

By: /s/ Susann Kehrig
Susann Kehrig, Principal Financial Officer

Dated: May 8, 2015

Exhibit 31.1

I, Roger I. Zlotoff, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Uniprop Manufactured Housing Income Fund II;
2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officers and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f) for the registrant and have:
    a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
    b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
    c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
    d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
    a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
    b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: May 8, 2015 Signature: /s/ Roger I. Zlotoff

Roger I. Zlotoff, Principal Executive Officer
President & Chief Executive Officer of Uniprop, Inc.

I

Exhibit 31.2

I, Susann Kehrig, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Uniprop Manufactured Housing Income Fund II;
2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officers and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f) for the registrant and have:

   a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

   b. Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

   c. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

   d. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

   a. All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
   b. Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: May 8, 2015 Signature: /s/ Susann Kehrig

Susann Kehrig, Principal Financial Officer
Vice President Finance of Uniprop Inc.

Exhibit 32.1

CERTIFICATION PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002

In connection with the Quarterly Report of Uniprop Manufactured Housing Communities Income Fund II (the "Company") on Form 10-Q for the period ending March 31, 2015 as filed with the Securities and Exchange Commission on the date hereof (the "Report"), I Roger I Zlotoff, Principal Executive Officer of the Company, Susann Kehrig, Principal Financial Officer, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002 that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Act of 1934; and

2. The information contained in the Report fairly presents, in all material respect, the financial condition and results of operations of the Company.

/s/ Roger I Zlotoff
Principal Executive Officer,
President & Chief Executive Officer of Uniprop Inc.

/s/ Susann Kehrig
Principal Financial Officer,
Vice President Finance of Uniprop, Inc.

May 8, 2015