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 September 30, 2014
[ ] 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	September 30,2014 (Unaudited)	December 31, 2013
Properties:		
Land	$8,952,937	$8,952,937
Buildings And Improvements	42,677,685	42,431,157
Furniture And Fixtures	686,058	678,866
	52,316,680	52,062,960
Less Accumulated Depreciation	(36,932,574)	(35,774,653)
	15,384,106	16,288,307
Cash And Cash Equivalents	7,545,838	8,584,140
Unamortized Finance Costs	948,720	1,013,113
Manufactured Homes and Improvements	4,724,653	4,075,639
Other Assets	1,340,959	841,522
Deferred Home Relocation Costs	399,631	605,239
Total Assets	$30,343,907	$31,407,960

LIABILITIES & PARTNERS' EQUITY	September 30,2014 (Unaudited)	December 31, 2013
Accounts Payable	$189,531	$52,932
Other Liabilities	773,547	522,009
Notes Payable	28,172,442	28,674,370
Total Liabilities	$29,135,520	$29,249,311
Partners' Equity:		
General Partner	417,483	419,057
Unit Holders	790,904	1,739,592
Total Partners' Equity	1,208,387	2,158,649
Total Liabilities And Partners' Equity	$30,343,907	$31,407,960

See Notes to Financial Statements

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

STATEMENTS OF OPERATIONS (unaudited)	NINE MONTHS ENDED September 30, 2014	September 30, 2013	THREE MONTHS ENDED September 30, 2014	September 30, 2013
Income:				
Rental Income	$5,360,290	$5,271,959	$1,788,325	$1,780,389
Home Sale Income	211,934	70,506	6	23,102
Other	724,041	633,975	248,168	204,269
Total Income	6,296,265	5,976,440	2,036,499	2,007,760
Operating Expenses:				
Administrative Expenses (Including $312,100, $300,931, $104,607 and $101,866, in Property Management Fees Paid to an Affiliate for the Nine and Three Month Period Ended September 30, 2014 and 2013, respectively)	2,056,239	1,905,780	689,766	607,828
Property Taxes	571,068	620,658	190,362	206,865
Utilities	458,319	451,975	155,234	151,408
Property Operations	774,123	670,823	256,746	227,642
Depreciation	1,247,921	1,283,806	418,859	425,085
Interest	1,150,935	1,387,981	384,197	668,653
Home Sale Expense	195,109	77,886	7,034	20,891
Total Operating Expenses	6,453,714	6,398,909	2,102,198	2,308,372
Net Loss	($157,449)	($422,469)	($65,699)	($300,612)
Loss per Limited Partnership Unit:	($0.05)	($0.13)	($0.02)	($0.09)
Distribution Per Unit:	$0.24	$0.78	$0.08	$0.62
Weighted Average Number Of Units Of Beneficial Assignment Of Limited Partnership Interest Outstanding During The Nine and Three Month Period Ended September 30, 2014 and 2013.	3,303,387	3,303,387	3,303,387	3,303,387

STATEMENT OF PARTNERS' EQUITY (Unaudited)

	General Partner	Unit Holders	Total
Balance, December 31, 2013	$419,057	$1,739,592	$2,158,649
Distributions	0	(792,813)	(792,813)
Net (Loss) Income	(1,574)	(155,875)	(157,449)
Balance as of September 30, 2014	$417,483	$790,904	$1,208,387

See Notes to Financial Statements

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

STATEMENTS OF CASH FLOWS
(Unaudited)

	NINE MONTHS ENDED	
	September 30,2014	September 30,2013
Cash Flows From Operating Activities:		
Net Loss	($157,449)	($422,469)
Adjustments To Reconcile Net Loss To Net Cash Provided By (Used In) Operating Activities:		
Depreciation	1,247,921	1,283,806
Amortization of Financing Costs	64,394	210,657
Amortization of Deferred Home Relocation Costs	207,108	149,457
Payment of Deferred Home Relocation Costs	(1,500)	(789,640)
Increase in Manufactured Homes and Home Improvements	(739,014)	(743,848)
Increase In Other Assets	(499,437)	(108,178)
Increase In Accounts Payable	136,599	64,240
Increase In Other Liabilities	251,538	180,070
Total Adjustments	667,609	246,564
Net Cash Provided By (Used In) Operating Activities	510,160	(175,905)
Cash Flows Used In Investing Activities:		
Purchase of property and equipment	(253,721)	(97,562)
Net Cash Used In Investing Activities	(253,721)	(97,562)
Cash Flows (Used In) Provided By Financing Activities:		
Distributions To Unit Holders	(792,813)	(2,576,642)
Proceeds from Refinance	0	19,320,000
Payments On Notes Payable	(501,928)	(11,920,585)
Payments Of Deferred Financing Costs	0	(676,321)
Net Cash (Used In) Provided By Financing Activities	(1,294,741)	4,146,452
Net (Decrease) Increase In Cash	(1,038,302)	3,872,985
Cash, Beginning	8,584,140	5,117,789
Cash, Ending	$7,545,838	$8,990,774

See Notes to Financial Statements

NOTES TO FINANCIAL STATEMENTS
September 30, 2014 (Unaudited)

1. Basis of Presentation:

The accompanying unaudited 2014 financial statements of Uniprop Manufactured Housing Communities Income Fund II, a Michigan Limited Partnership (the "Partnership") 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, 2013 has been derived from the audited financial statements at that date. Operating results for the three and nine months ended September 30, 2014 are not necessarily indicative of the results that may be expected for the year ending December 31, 2014, 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, 2013.

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 September 30, 2014, $399,631 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:

During 2008, the Partnership refinanced its existing mortgage note payable and executed seven new mortgages payable with StanCorp Mortgage Investors LLC ("StanCorp") in the amount of $23,225,000 secured by the seven remaining properties of the Partnership. 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. These 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 was being amortized over the original term of the loans. These costs included a 1% fee payable to an affiliate of the General Partner. Unamortized finance costs of $179,395 related to the refinanced mortgage notes payable were written off in 2013 as a result of the refinancing discussed below.

On July 18, 2013, the Partnership refinanced two of the existing mortgage notes payable and executed two new mortgage notes payable in the amount of $19,320,000 secured by Sunshine Village, located in Davie, Florida and West Valley, located in Las Vegas, Nevada with a new lender, namely Cantor Commercial Real Estate. 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 September 30, 2014 the balance on these notes was $18,910,101.

The Partnership incurred $676,321 in financing costs as a result of the 2013 refinancing which is being amortized over the life of the loans. This included a 1% fee payable to Uniprop AM LLC, an affiliate of the General Partner. Unamortized finance costs of $179,395 related to the refinanced mortgage notes payable were written off in 2013 as a result of the refinancing and reflected in amortization expense. Additionally, the Partnership incurred a fee with StanCorp totaling $72,020 related to the refinancing, which was reflected as part of interest expense on the statement operations for the year ending December 31, 2013.

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 five years. As of September 30, 2014 the balance on these five notes was $9,262,341.

Future maturities on the notes payable for the next five years and thereafter are as follows: 2014 - $172,482; 2015 - $709,585; 2016 - $744,498; 2017 - $785,396; 2018 - $826,361 and thereafter - $24,934,120.

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, 2013 filed with the SEC on March 14, 2014 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. Unamortized finance costs of $179,375 were written off during 2013 as a result of the refinancing discussed below.

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 September 30, 2014 the balance on these notes was $18,910,101.

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.

Net closing proceeds after deducting the payoff of the prior mortgages of $11,383,289 and the payment of closing costs and fees to third parties of $665,193 were $7,271,518. The net loan proceeds have been added to cash reserves of the Partnership.

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 September 30, 2014 the balance on these notes was $9,262,341.

The General Partner has decided to distribute $264,271, or $.08 per unit, to the unit holders for the third quarter ended September 30, 2014. The General Partner will continue to monitor cash flow generated by the Partnership's seven 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 September 30, 2014, the Partnership's cash balance amounted to $7,545,838. The level of cash balance maintained is at the discretion of the General Partner.

Results of Operations

Overall, as illustrated in the following table, the Partnership's seven properties reported combined occupancy of 48% at the end of September 2014 versus 48% at the end of September 2013. The average monthly homesite rent as of September 30, 2014 was approximately $523; versus $515 from September 2013 (average rent not a weighted average).

	Total Capacity	**Occupied Sites**	**Occupancy Rate**	**Average* Rent**
Ardmor Village	339	150	44%	$554
Camelot Manor	335	113	34%	424
Dutch Hills	278	106	38%	428
El Adobe	367	161	44%	561
Stonegate Manor	308	100	32%	418
Sunshine Village	356	253	71%	643
West Valley	421	302	72%	636
Total on 9/30/14:	**2,404**	**1,185**	**48%**	**$523**
Total on 9/30/13:	**2,404**	**1,190**	**48%**	**$515**

***Not a weighted average**

	Gross Revenue		**Net Operating Income and Net (Loss)**		**Gross Revenue**		**Net Operating Income and Net (Loss)**	
	9/30/2014	9/30/2013	9/30/2014	9/30/2013	09/30/2014	09/30/2013	09/30/2014	09/30/2013
	three months ended		three months ended		nine months ended		nine months ended	
Ardmor	$257,893	$256,377	$120,273	$123,104	$761,574	$726,187	$343,887	$327,712
Camelot Manor	184,939	175,268	70,180	56,315	626,970	516,158	230,239	153,124
Dutch Hills	167,870	159,848	51,843	48,260	489,794	490,976	147,873	151,612
El Adobe	242,381	240,479	73,344	99,376	728,080	743,987	236,937	320,553
Stonegate	160,590	170,984	49,334	67,602	515,125	498,220	127,955	199,838
Sunshine	434,632	429,123	176,975	198,190	1,375,951	1,278,984	593,042	568,231
West Valley	584,568	573,745	345,843	392,571	1,776,996	1,714,985	1,188,550	1,193,149
	2,032,873	2,005,824	887,792	985,418	6,274,490	5,969,497	2,868,483	2,914,219
Partnership Management	3,626	1,936	(107,022)	(119,119)	21,775	6,943	(399,607)	(436,814)
Other Expense	-----	-------	(43,413)	(73,173)	-------	-------	(227,469)	(228,087)
Interest Expense	-----	-------	(384,197)	(668,653)	--------	-------	(1,150,935)	(1,387,981)
Depreciation	-----	-------	(418,859)	(425,085)	-------	--------	(1,247,921)	(1,283,806)
	$2,036,499	$2,007,760	($65,699)	($300,612)	$6,296,265	$5,976,440	($157,449)	($422,469)

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 Three Months Ended September 30, 2014 to Three Month Ended September 30, 2013

Gross revenues increased $28,739 to $2,036,499 in 2014, from $2,007,760 in 2013. This was mainly due to an increase in other income, specifically lease home income. This was offset by a decrease in home sale income.

As described in the Statements of Operations, total operating expenses decreased $206,174, to $2,102,198 in 2014, as compared to $2,308,372 in 2013. This was mainly due to lower interest expense in 2014 as a result of lower interest rates due to the refinancing and interest rate resets and write off of certain unamortized finance costs in connection with the refinancing during third quarter 2013.

As a result of the aforementioned factors, the Partnership experienced a Net Loss of $65,699 for the third quarter of 2014 as compared to a Net Loss of $300,612 for the third quarter of 2013.

Comparison of Nine Months Ended September 30, 2014 to Nine Months Ended September 30, 2013

Gross revenues increased $319,825 to $6,296,265 in 2014, from $5,976,440 in 2013. The increase was due to increased revenue from rental income, other income, specifically lease home income and home sale income.

As described in the Statements of Operations, total operating expenses increased $54,805, to $6,453,714 in 2014, as compared to $6,398,909 in 2013. This was mainly due to increases in administrative, property operations and home sale expense, offset by a decrease in interest expense in 2014 as a result of lower interest rates due to the refinancing and interest rate resets and write off of certain unamortized finance costs in connection with the refinancing during the third quarter of 2013.

As a result of the aforementioned factors, the Partnership experienced a Net Loss of $157,499 in 2014 as compared to a Net Loss of $422,469 in 2013.

ITEM 3.

QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

The Partnership is exposed to interest rate risk 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.

Note Payable: At September 30, 2014 the Partnership had notes payable outstanding in the amount of $28,172,442. 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

None.

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, 2013, 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: November 10, 2014

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: November 10, 2014 Signature: /s/ Roger I. Zlotoff

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

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 l 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: November 10, 2014 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 September 30, 2014 as filed with the Securities and Exchange Commission on the date hereof (the "Report"), I Roger I Zlotoff, Principal Executive Officer of the Company, and I, 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.

November 10, 2014