

UMH PROPERTIES, INC.  
Form 8-K  
May 09, 2006

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

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**FORM 8-K**

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**CURRENT REPORT**

**Pursuant to Section 13 OR 15(d) of The Securities Exchange Act of 1934**

**Date of Report (Date of earliest event reported): May 9, 2006**

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**UMH Properties, Inc.**

(Exact name of registrant as specified in its charter)

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**Maryland**

**001-12690**

**22-1890929**

(State or other jurisdiction  
(Commission  
(IRS Employer  
of incorporation)  
File Number)  
Identification No.)

**Juniper Business Plaza, 3499 Route 9 North, Suite 3-C, Freehold, NJ 07728**

(Address of principal executive offices) (Zip Code)

**Registrant's telephone number, including area code: (732) 577-9997**

**Not Applicable**

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))



**Item 2.02**

**Results of Operations and Financial Condition.**

On May 9, 2006, the Company issued a press release announcing the results of operations and financial condition of the Company for the six months ended March 31, 2006.

**Item 9.01**

**Financial Statements and Exhibits.**

(c) Exhibits.

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Press Release dated May 9, 2006.

**SIGNATURE**

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 hereunto duly authorized.

**UMH Properties, INC.**

Date: May 9, 2006

By:     /s/ Anna T. Chew

Name:

Anna T. Chew

Title:

Vice President and Chief Financial Officer