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WANDERMERE ESTATES HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS FOR
HOUSING FOR PERSONS 55 YEARS OF AGE AND OLDER

Wandermere Estates intends to operate as housing for persons 55 years of age and older and, therefore, the Homeowners Association shall comply with the following requirements:

I. OCCUPANCY

1. At least eighty percent (80%) of the occupied Lots and Dwellings must be occupied by at least one person 55 years of age or older at all times. A Dwelling shall be considered to be occupied by one person 55 years of age or older if:

- (a) at least one occupant of the Dwelling is 55 years of age or older; or
- (b) if the Dwelling is temporarily vacant, at least one of the occupants immediately prior to the date on which the Dwelling was temporarily vacated was 55 years of age or older

Provided, however, as Wandermere Estates is newly constructed housing the community need not meet the above requirements until at least twenty-five percent (25%) of the Dwellings are occupied.

2. To ensure compliance with the requirements of this section, the Board of Directors must approve all new occupants of each Dwelling.

II. PUBLIC POSTING AND ADVERTISEMENT

1. There shall be at least one public posting prominently displayed in common areas describing Wandermere Estates as housing for persons 55 years of age or older.

2. All advertisements for the sale or display of the Dwellings and Lots in Wandermere Estates shall clearly describe Wandermere Estates as housing for persons 55 years of age or older. Phrases such as adult living, adult community, or other similar phrases are strictly prohibited from use in the description of Wandermere Estates and the Dwellings and Lots therein.

3. All prospective purchasers and residents shall be advised in writing that the housing is for persons 55 years of age or older.

4. These Rules shall be available to all occupants and be displayed in the common area.

III. PURCHASE AGREEMENT, OR NEW HOUSING APPLICATIONS

1. All new purchase agreements or housing applications shall contain a provision above the signatory line in substantially the following form:

I, (name), am 18 years of age or older and a member of the household that resides at Lot _____ or Dwelling located at the address of _____. I hereby certify that I have personal knowledge of the ages of the occupants of this household and that at least one occupant is 55 years of age or older.

IV. VERIFICATION OF OCCUPANCY

1. Once every two years the Homeowners Association shall conduct a survey of all residents of Dwellings to ensure compliance with the requirements set forth in Section I above.

A. As part of the survey, the Homeowners Association shall require that all occupants of Dwellings provide verification of the age of the occupants upon request by producing any of one of the following:

- (1) Drivers license
- (2) Birth Certificate
- (3) Passport
- (4) Immigration Card
- (5) Military Identification
- (6) Any other state, local, national, or international official documents containing a birth date
- (7) a certification in an application, affidavit or other document asserting that at least one member of the unit is 55 years of age or older

B. In the event a member of a Dwelling refuses to comply with age verification the Homeowners Association may consider the unit to be occupied by at least one person 55 years of age or older if there is sufficient evidence to support this conclusion. Such evidence may include:

- (1) Government Records or documents such as local household census
- (2) Prior Forms or Applications
- (3) A statement under oath from a person that has personal knowledge of the age of the occupants. The individual's statement must set forth the basis for such knowledge and be signed under the penalty of perjury.

2. The Homeowners Association shall maintain a complete record of reliable surveys conducted and a summary of such survey shall be made available for inspection upon request.