

## QUESTIONS & ANSWERS

### REGARDING AGE RESTRICTIONS IN WESTBROOK VILLAGE

- 1. What is the age restriction for residents of Westbrook Village?** The Fair Housing Act Regulation requires that at least 80% of the units must be occupied by at least one person 55 years of age or older. The Westbrook Village Covenants, Conditions and Restrictions (CC&R's - per a Board Resolution adopted 1-25-01) requires that at least one permanent resident of each residential unit must be 40 years of age or older and no more than 20% of all residences in Westbrook Village may have the oldest resident between 40 and 54 years of age.
- 2. How does the Association monitor the age of residents to make sure we do not exceed the 20%?** Each time a home is sold or leased, the owner of the home is required to fill out and sign an age verification form, and provide a driver's license, birth certificate or similar document to verify their age or the age of the person or persons who will be residing in the home. In addition, this information must be on file before an owner or tenant can receive a Westbrook Village ID card or a guest can receive a Guest Pass.
- 3. What percentage of residents do we presently have that are between the ages of 40 and 54?** The current percentage is 10.9%
- 4. How does the age restriction affect homeowners or residents that may have children under the age of 40 who stay with them?** If the child is 18 years old or older they can live in the home as long as at least (1) person is fifty-five (55) years or older (or for 20% of the units forty (40) years or older is the permanent occupant of the home. A person who is less than eighteen (18) years of age cannot reside in a unit. However this does not, per the CC&R's, prohibit the occupancy of a unit by a person who is less than eighteen (18) years of age who is a guest or an invitee of a Residential Unit Owner for a period not to exceed ninety (90) days in any twelve month period.
- 5. If a resident violates the rule that children under 18 cannot reside in a unit, what remedies does the Association have?** The Association remedies for violation of this section of the CC&R's include, but are not limited to, seeking injunctions and other legal remedies; imposing fines; suspension of voting rights; suspension of use of the recreation facilities; and assessing for costs incurred in connection with such violations, including but not limited to; administration costs and attorney's fees and costs.
- 6. How can you determine if a home is the child's residence?** School records indicate where a child is registered to go to school and indicate their primary residence. When we have questions regarding a child's residence, we request copies of these documents.
- 7. If someone with children under the age of eighteen (18) years purchases a home in Westbrook Village, what does the Association do to verify the children will not be living in the home?** If the purchasers intend to use the home for themselves and they have children under the age of 18 years, they are required to sign an Affidavit of Occupancy as part of the closing package of their home that states that they acknowledge that Westbrook Village is an age restricted community and that the home will not be used as a permanent residence by the children and the children will not be residing in the unit for a period more than ninety (90) days in any twelve month period.