

**SAND RIVER COHOUSING**  
**SIMPLIFIED SUMMARY OF AGE RESTRICTIONS**  
**FOR OWNERS, SELLERS, AND BUYERS**

*From Condominium Declaration for Sand River Cohousing, Article 8.2*

- Sand River Cohousing is intended for people who are at least fifty-five years of age.
- A “qualifying full-time permanent resident” is at least fifty-five years of age and resides in the residence for at least six months of each calendar year.
- People younger than fifty-five but at least twenty-one years of age may live with a qualifying, full-time, permanent occupant. They may live in the residence in the absence of that occupant under the following exceptions:
  - Death of the qualifying occupant
  - Departure of the qualifying occupant due to divorce or separation
  - Departure of the qualifying occupant due to incapacitation
- Without exception, no resident shall be less than twenty-one years of age.
- Someone not meeting the age restrictions may purchase and own a residence. However, they may not occupy the residence without a qualifying, full-time, permanent occupant.
- Any lease, contract, or sale of a residence must disclose details of the age restrictions and requires a signed “Commitment to Uphold Age Restrictions” from the buyer or tenant.
- Owners must notify the HOA of any changes in occupancy.
- The HOA shall maintain age records of all occupants and has the power to enforce age restriction.

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For more information, please see article “8.2 Occupancy of Residences” in the Condominium Declaration for ElderGrace Cohousing.