

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

From Condominium Declaration for ElderGrace Cohousing (now known as 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 nine 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.

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