

IMPORTANT MESSAGE FROM THE BOARD OF TRUSTEES



The age requirement in our community is 55 according to Fair Housing Act U.S.C. 3607(B)(2)(C)
This is the law, not a just a regulation the Association has taken upon themselves to impose.

In the Declaration of Covenants and By-Laws under which you purchased your home and are part of your deed, please refer to ARTICLE III, RESTRICTIONS AND SUBSEQUENT TRANSFERS:

- (a) No member of the Association shall be less than the age of fifty-five years, provided however, that in the event of a living unit owned by husband and wife as tenants by the entirety, only one of the spouses must meet the requirement of age.
- (b) No sale of a living unit shall be made until the existing owner who desires to transfer makes full disclosure to the Association that the prospective purchaser meets all the qualification's incident to membership in the Association.
- (c) Owner(s) must occupy his/her living unit for a period of two (2) years prior to leasing or renting such unit. No owner of a unit shall lease such unit to any person(s) unless the owner has, in writing, made full disclosure to the Association that prospective tenant meets the qualifications of the Membership in the Association. See paragraph(a) above.
- (d) No transfer as provided in paragraph (b) and (c) above, by deed, lease or otherwise, shall be made by the owner(s) of any living unit until he/she has received written certification from the Association and the prospective transferee qualifies as a member of the Association.
- (e) In the event that any Owner of any Living Unit shall die, testate or intestate, leaving said property to one or more persons who do not qualify as a Member of the Association by reason of the fact that they shall be less than fifty-five (55) years of age, these restrictions shall be in no way construed to restrict ownership of said living unit by said heirs, PROVIDED HOWEVER, that such heir or heirs shall not occupy said Living Unit until such time as he/she meets the age qualifications.
- (f) Persons under the age of 18 are prohibited to reside in a living housing unit

Please be advised that all homeowners must notify the Real Estate Coordinator or an Association Trustee when there is **the intent to sell or transfer deed or title to your house.** The prospective new homeowner's name and address will be provided to the Association. The Contract of Sale or transfer between the previous homeowner and prospective homeowner shall not be entered into until the Association has given its assurance to the previous owner that the purchaser(s) satisfy all the conditions and provisions of membership in the Association. An endorsed certificate is to be provided to the Township of Berkeley for Certificate of Occupancy by the seller or previous homeowner. A new homeowner will be offered a copy of the Declaration of Covenants and Restriction to be fully acquainted with the rules and regulations governing the ownership of property in SRP Westerly. All new homeowners must submit a completed Housing of Older People Act (HOPA) form as to meet Federal requirements Fair Housing Act U.S.C. 3607(2) (C) (ii, iii) and Emergency Contact Information.

CERTIFIED BY: SILVER RIDGE PARK WESTERLY HOMEOWNER ASSOCIATION INC