

GLEN ACRES HOMEOWNER'S ASSOCIATION
HOPA POLICY

The Glen Acres Homeowner's Association intends Glen Acres to be a community of people who are 55 years of age and older, in compliance with the Housing for Older Persons Act ("HOPA"), 42 USC § 3607, and all applicable state and federal laws. To maintain HOPA status, at least 80% of the occupied units in the Glen Acres community must be occupied by at least one person 55 years of age or older. The Board of Directors hereby adopts the following policy designed to ensure the Association's compliance with HOPA.

1. All Glen Acres residents, whether owners or tenants, must provide evidence that at least one resident in the occupied dwelling unit is 55 years of age or older.
 2. To meet age verification requirements, the following documents are deemed "reliable" by the U.S. Department of Housing and Urban Development:
 - a. Driver's license
 - b. Birth certificate
 - c. Passport
 - d. Immigration card
 - e. Military identification
 - f. Any other state, local, national or international official documents containing a birth date of comparable reliability
 - g. A certification in a lease application, affidavit or other document signed by any member of the household age 19 or older asserting that at least one person in the unit is 55 years of age or older.
 3. The Association shall consider one of the forms of verification identified above as adequate for verification of age, provided that it contains specific information about current age or date of birth.
 4. Purchasers of Units within the community must complete a "HOPA Age Verification Form," in which the purchaser acknowledges and agrees to comply with HOPA requirements and discloses the ages of all intended occupants of the Unit.
 5. Owners, including those who rent their Units, must complete a "HOPA Age Verification Form" and disclose the ages of all occupants. Units that are rented must be occupied by at least one person 55 years of age or older.
 6. No sale or rental shall be made to a person with a child under 16 years old living at home. Visiting children under 16 years old shall stay no more than 30 days per year.
 7. In the event that the occupants of a Unit do not meet the age restriction requirements, an age waiver request must be submitted in writing to the property manager, explaining the circumstances and reasons to support the request.
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8. The Board of Directors will consider several factors in determining whether a request for a waiver to the age restriction should be granted or denied. These factors include:
 - a. The age of the occupant(s).
 - b. Whether the occupant could lead to the community losing its HOPA status.
 - c. The length of time the occupant intends to reside in the community.
 - d. The occupant's purpose in moving to the community.
 - e. Any other reason articulated to the Board.

9. Once the Board makes a decision, the Board will notify the requestor, informing him/her of the Board decision, as well as the property manager. The decision is recorded in the Association's minutes and records.

10. All Glen Acres residents must comply with ongoing age verification and/or surveys requested by the Association to ensure compliance with HOPA. HOPA requires verification every two years of the age of the occupants.

We, being a majority of the seven Directors of Glen Acres Homeowners Association, hereby adopt the foregoing Policy for Age Verification on this 4 day of March, 2014.

Linda L. Walden

Robert Blythe President

Aurora Gini

Marsha Green
Treasurer

E. Eugene Barrett
VICE PRESIDENT

Alan F. Stewart
Secretary

Note: this document was updated by the Board on 5/16/2017 to align with a change in the Community Rules regarding children in residence.