



## 55+ Guidelines

Page 16 of our Covenants, Article 18 "Use and Occupancy Restrictions", Item (B) reads as follows: *"The Property is intended and will be operated for occupancy by persons 55 years of age or older as contemplated by, and in compliance with applicable requirements of, the Housing for Older Persons Act of 1995, as codified at 42 U.S.C. § 3607 (b)(2)(C), which requires, among other things, that at least eighty percent (80%) of the occupied Units be occupied by at least one person who is 55 years of age or older (subject to certain regulatory exceptions and exclusions.)"*

Based on this regulatory exception, the Vineyard has adopted the State of Tennessee guidelines which on Page 19 of **Title 4 State Government, Chapter 21, Human Rights** Section 4-21-602. Exemption from housing provisions, (A) (i) *"Intended for, and at least ninety percent (90%) occupied by, at least one (1) person fifty-five (55) years of age or older per unit;"*.

This is the status as of July 2022:

- ✓ 80 Units are now completed with 2 of those being occupied by a person under the age of 55. We are allowed 8 units to be occupied by a person under 55.

It is not the intention of the law to encourage or facilitate occupancy of any unit by persons under 55. **The occupancy percentages are subject to change at any time without notice.** Compliance should be verified prior to the contracting for sale of any unit. Any agent may request an update from the H.O.A.

The Vineyard HOA Board of Directors