

Occupancy Restrictions at Heritage Village

While the Village is age-restricted to adults 55 and over, there are exceptions. For instance, *only one spouse* in a married couple *must be 55 or older*. In addition, a surviving spouse can be under 55 if the deceased resident spouse was 55 or older. Children 18 years of age or older are permitted if residing with at least one parent who is 55 or older. Guests of any age are allowed temporary residency *not to exceed six months* in any consecutive twelve-month period.

You do not have to be 55 or older to own a home at Heritage Village. You can purchase a unit for a relative over 55, or as an investment, provided the occupant is over 55 as described above. And *no one can own more than two units* at the Village.

If you decide to lease or sell your home, be aware that the Master Association holds a *'right of first refusal'* in all title transfers and leases. If you decide to sell or lease your home, you must first obtain written consent showing that the Master Association has waived this right. There is a *fee of \$125* for this waiver.

Owners can rent their units as described above, *but not for less than three consecutive months and only once in a consecutive twelve-month period*.

The *'one-time buyers equity fee'* is a \$1,200.00 fee that *must be paid by all first-time purchasers* at the Village. If you move within the Village and sell your existing condo to purchase another, that fee is waived.

This information is deemed accurate and current as of June 2009, but may be subject to change in the future.