

**Pinewood, A Senior Community , Senior Status Form**

Date \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Owner Occupied? Yes \_\_\_ No \_\_\_

Occupant's Name If Different \_\_\_\_\_

\_\_\_\_\_ I certify that my Condominium unit **does** qualify for the "Senior Community" status. Upon written request of the Association, I agree to provide documentation verifying the age of all occupants.

\_\_\_\_\_ I certify that my Condominium unit **does not** qualify for the "Senior Community" status. Upon written request of the Association, I agree to provide documentation verifying the age of all occupants.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

## #8. A Senior Community Form

(f) Residential Use; Senior Housing; Timesharing Prohibited. The Condominium is intended for and restricted to residential use, on an ownership, rental, or lease basis and for social, recreational, or other reasonable activities normally incident to such use, which may include use as a home office not involving regular visits by customers or clients or use by nonresident employees. The Condominium is intended to be a retirement community for senior persons. Accordingly, at least one resident in each Unit shall be 55 years old or older; no person under the age of 18 shall be permitted to reside in any Unit. Each resident of the Condominium, including but not limited to Owners and tenants of Units, shall participate in any surveys conducted, and execute any affidavits reasonably required, by the Declarant or the Association to establish or maintain the status of the Condominium as housing for older persons within the meaning of the Federal Fair Housing Act. The Board shall have the right to waive the age restriction in connection with any Unit occupant or class of Unit occupants if it determines, in its sole discretion, that (i) the application of the age restriction would work an unreasonable hardship on a Unit Owner or class of Unit Owners, (ii) the particular waiver is in the best overall interests of the Unit Owners as a group and (iii) it will not adversely affect the qualification of the Condominium as housing for older persons within the meaning of the Federal Fair Housing Act. This age restriction shall not apply to a resident manager for the Condominium. Timesharing of Units, as defined in RCW 64.36, is prohibited.

As stated in the Declaration, the Pinewood Owners Association is a "Senior" or "Over 55" Community. The Declaration also requires the Association to maintain its' status as housing for older persons within the meaning of the Federal Fair Housing Act. Per the Declaration, owners shall complete this form and return to the Association no later than before closing, 2015 Owners shall include the "Over 55" or "Senior" Community information when advertising "For Sale" or "For Lease".