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# Primer on 55+ Issues

## What you need to know from Covenants, Conditions and Age Restrictions for Fairway Villas

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### CAC

1. All homes must have at least one permanent resident who is 55 years old or older (pp. 4.1 in the Covenants). The only exception is for homes sold by Oakwood Homes (pp. 4.9).
2. No permanent resident can be under 25 years old (pp.4.8). Under age guests may stay up to six consecutive weeks or a total of 90 days in any 12 month period.
3. Age Restrictions apply to all Residents (Owners, Lessees, family members, roommates, etc. whether the home is owned or leased (pp. 4.2).
4. Upon resale of a home, the old owner must inform Town Center Metropolitan District Subdivision No. 1 (currently Sara Peck at 720-974-4165 or speck@msihoa.com) of the new owner at least 10 days prior to the sale along with proof or an affidavit that the new owners will comply with the age restriction (pp. 4.3).
5. Likewise, prior to entering a lease, the owner must inform the District at least 10 days prior to commencement of the lease along with similar proof that the new lessees will comply with the age restriction (pp. 4.3).
6. Every two years, the District will survey the owners to identify whether the owners are in compliance with these Age Restriction Covenants (pp. 4.6). The District will determine the process and documentation required for this survey. Owners must provide information for this survey within 30 days of the District's request (pp. 4.7)
7. The owner(s) of each residence is responsible for compliance with these covenants (pp. 4.4). Non-compliance may subject the owner(s) to fines levied by the District (pp. 4.5a) that if unpaid, could eventually lead to the District filing a lien on the residence.