

THE FALLS

ARTICLE 6 (AGE RESTRICTIONS) COMMITTEE POLICY AND GUIDELINES

MISSION: The Falls Owners Association (TFOA) Board, in order to qualify for and maintain the exemption of TFOA as a “55 and Older Community,” is responsible for enforcing the requirements in accord with Article 6 of TFOA Bylaws, the Housing for Older Persons Housing Act (HOPA), and the Falls Declarations. In order to fulfill this responsibility, TFOA Board has established the Article 6 Committee.

COMMITTEE MEMBERSHIP: The Article 6 Committee will be comprised of three to four volunteer homeowners of The Falls and a TFOA Board member. The Board member will conduct the meetings and provide TFOA/Committee interface. The Article 6 Committee will conduct meetings as required to meet the "Scope of Activities" (below).

SCOPE OF ACTIVITIES: To maintain the “55 and Older Community” exemption” and meet the requirements of TFOA Bylaws Article 6 and HOPA, the Article 6 Committee will:

1. Conduct an initial census survey and subsequent biannual census surveys of all homes in The Falls to develop and maintain age records which ensure compliance with the “55 and Older Community” exemption.”
2. Monitor listing of homes for sale or lease in The Falls.
3. Communicate with listing realtors, the Board of Directors of the Central Oregon Association of Realtors/Multiple Listing Service and local title companies on a regular basis to remind them that advertising for homes in the Falls for sale or lease should include the wording “55 and Older Community.”
4. Remind homeowners, who have listed their home for sale or lease of their requirements, which must be met to ensure compliance under HOPA, the Falls Declarations, and the Falls Bylaws.
5. Annually, via The Falls Newsletter, communicate the TFOA Board and the Falls homeowners responsibilities related to maintaining the “55 and Older Community” exemption.
6. Recommend to TFOA Board the monetary fine, up to a maximum of \$25 a day, for each day the homeowner fails to provide the Board with required change of occupancy information.
7. Recommend and prepare responses for TFOA Board to written requests by any homeowner for any exception to the requirements of Bylaws Article 6.

CURRENT DOCUMENTS:

Declaration Annexing Phase 7A of the Falls To the Ridge at Eagle Crest
The Falls Bylaws Article 6
The Housing for Older Persons Act of 1995 (HOPA)