

RANCHO MMC

General Information | Gavilán Home Resale

AGE AND OCCUPANCY RESTRICTIONS

Gavilán is the Age-Qualified Special Benefit Area (SBA) located within the boundaries of Rancho Mission Viejo community. The Gavilán community is part of a “senior citizen housing development” as defined in California Civil Code Section 51.3 and complies with federal law regarding age restrictions. It has its own amenities reserved for use by occupants of the homes in the age-restricted SBA. Programming at the Gavilán exclusive amenities is directed toward persons who are 55 years of age or older. All age programming is available at other Ranch amenities.

Age Restrictions of Owner(s)

There are no restrictions on age for owners of units within the age-qualified SBA of Gavilán. The age restriction applies to occupants, not owners.

Age and Occupancy Restrictions of Primary Occupant(s)

Each lot or condominium must be primarily occupied by at least one “senior citizen.” A senior citizen is someone who is at least 55 years of age.

Age and Occupancy Restrictions of Additional Occupant(s)

The following people can live with the primary senior citizen occupant(s):

- Anyone who is at least 45 years of age.
- The senior citizen’s spouse.
- A cohabitant (someone who is living with the senior citizen as a husband or wife).
- The senior citizen’s domestic partner.
- Anyone who provides the primary physical or economic support for the senior citizen.
- A permitted health care resident. This is either a person who is hired to provide live-in long term or terminal health care to the senior citizen or a family member who provides this kind of care.
- A disabled person who is a child or grandchild of the senior citizen and who needs to live with the senior citizen because of the disability.
- A disabled person who is a child or grandchild of the senior citizen’s spouse, cohabitant, domestic partner or person who is supporting the senior citizen.

For more detailed information on the age and occupancy restrictions, please reference:

- The Age-Restricted SBA Supplemental Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements.
- Rancho Mission Viejo Master Maintenance Corporation (Rancho MMC) Supplemental Operating Standards for Gavilán.