

Membership and Occupancy Requirements for Condominium Ownership

All prospective resident-owners and occupants are required to meet age restrictions as defined by federal and state statutes and in accordance with the Covenants, Conditions and Restrictions (CC&R) and bylaws of the housing corporation. Please attach copies of appropriate documents which verify applicant's age; these may include a passport, a driver's license, or a birth certificate.

Member

The owner of a condominium unit who has been approved for membership by the Board of Directors and entered into the corporate records. When the membership is vested in a trust, the trustee is considered the member. Members can be of any age (as permitted by state statute for ownership of property) to own a condominium unit.

In order to reside, at least one of the members must be 55 years of age or older and reside in the unit full-time; any other members who reside must be at least 45 years of age, and reside with the 55-year-old member, except a spouse, who may be any age. A disabled child/grandchild may reside under certain conditions (Section 51.3 of the California Civil Code).

Members in good standing are entitled to one vote in mutual elections.

Co-Occupants

Nonmembers who reside with the approval of the Third Mutual Board of Directors and reside with a full-time qualified resident.

In order to reside, at least one occupant must be 55 years of age or older; all other persons who reside must be at least 45 years of age, unless the other occupant is:

- (1) A spouse or cohabitant; or
- (2) A primary provider of physical health care.

Note: Care providers are not permitted to use the community facilities, except when it is directly related to providing necessary support to the member or an approved resident. A care provider ID card will be issued and must be worn at all times.

Co-occupants may reside only upon the issuance and approval of an application for co-occupancy by the mutual's board of directors. The application form must be executed by all owners of record.

Occupancy limits

The maximum number of persons who may occupy a unit is equal to the number of approved bedrooms, plus one.

Unit assessments

Monthly carrying charges (assessments) provide for the occupancy of no more than two persons. An additional monthly assessment, as established by the housing corporation and GRF, is charged for each additional occupant.

Identification cards

Resident identification cards are issued to all approved residents of the community. Cards are the property of the Golden Rain Foundation (GRF) and must be returned at the termination of residency or **before** requesting the final demand to avoid additional charges for not returning ID cards. Replacements will be issued subject to the fee established by GRF. Resident ID cards are not issued to nonresident owners.

Applicant Initial Here: _____

Date: _____

Applicant Initial Here: _____

Date: _____