

SUMMER TREES HOMEOWNERS ASSOCIATION, INC.  
SUMMER TREES WEST

(Phase I, II, II-A, II-B)  
A 55 and Older Community  
[stwhoapo@gmail.com](mailto:stwhoapo@gmail.com)

HUD	AGE 55 & OVER	Approved	1989
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ARTICLE XI OCCUPANCY OF A UNIT

The Fair Housing Amendment Act of 1988 (Public Law 100-430, approved September 13, 1988) ("Fair Housing Act"), which became effective in March 1989, provides that communities cannot reject families with children younger than eighteen.

(18) years of age. However, the Fair Housing Act provides that a community is exempt from this requirement if:

At least eight percent (80%) of the dwelling units are occupied by at least one (1) person fifty-five 55 years of age or older per unit.

For so long as such provisions of the Fair Housing Act are in effect, the Association intends that the Development will be a community which falls within this exemption to the Fair Housing Act. Therefore, so long as such provisions of the Fair Housing Act are in effect, at least one (1) occupant in each dwelling unit in the Development must be at least fifty-five (55) years of age or older.