



HOUSING FOR OLDER PERSONS ACT OF 1995 OCCUPANCY REQUIREMENTS

Windmill RV Ranch Park (the “RV Park”) is an age-restricted community and is intended to provide housing primarily for persons 55 years of age or older in accordance with the federal Housing for Older Persons Act of 1995 (the “Act”). As such, the RV Park shall be operated as an age restricted community in compliance with all applicable State and Federal laws and the following rules shall apply:

1. At least 80% of the RVs within the RV Park shall be occupied by at least one person 55 years of age or older.
 2. At the time an RV park user enters into a Site Service Agreement, unless such RV park user is being admitted as part of the 20% of campground users who do not include a person who is 55 years of age or older, he or she shall be required to complete, execute, and submit to the RV Park Manager a certification of compliance with the fifty-five (55) and older occupancy requirement. Upon receipt of the certification, the RV Park Manager will determine whether the proposed occupancy of the subject RV is in compliance with the Act, and either grant or disapprove the proposed occupancy. The prospective occupants may not take occupancy until written approval of the proposed occupancy is granted by the RV Park Manager.
 3. At least once every two (2) years, the RV Park Manager shall complete an age verification survey (the “Age Verification Survey”) in order to verify occupancy of each RV in the RV Park. Pursuant to the Age Certification Survey, for at least 80% of the RVs within the RV Park, one adult occupant of each Residential Unit shall certify to the RV Park whether such RV is occupied by at least one person fifty-five (55) years of age or older. This certification must be supported by reliable official documentation of the age of the occupant(s) of each RV. The following documents are acceptable as proof of age:
 - a. Valid driver’s license;
 - b. Birth certificate;
 - c. Passport;
 - d. Immigration card;
 - e. Military identification; or
 - f. State, local, national or international official documents containing a birth date of comparable reliability.
1. The RV Park Manager shall maintain a summary of the occupancy surveys which is available for inspection at any time upon reasonable notice.