

September 2019

Ceres Gleann 55 and Older Community - 2019 Age Survey Results

Age Limitations:

Ceres Gleann is intended and operated for occupancy by persons fifty-five (55) years of age or older. The Property includes significant facilities and services specifically designed to meet the physical and social needs of older person. **At least 80% of the occupied living units in Ceres Gleann shall be occupied by at least one person who is fifty-five (55) years of age or older.**

Age Verification:

Solely for the purpose to ensure that this is enforced, the Association shall require that an age survey be completed with all Ceres Gleann real estate transactions to verify that the age requirements have been fulfilled. In addition, the Association shall verify occupancy ages **no less than every two years in compliance with the rules issued by the Secretary of the Department of Housing and Urban Development.**

Survey based on Ceres Gleann Residents completion of the “Affidavit of Age Verification for 55 and Older Community” form (either in person or by phone), in order to comply with certain requirements of The Housing for Older Persons Act.

- There are 132 homes, 1 vacant lot, and the Gazebo Common Area in this 134 lot development.
- There are a combination of 4 lots either vacant/in transition/for sale/no contact info available, leaving 128 homes occupied including 1 rental.
- There are 2 households who submitted affidavits that stated “no occupant over 55 years of age resides at the property”.
- There are also 5 households which I was unable to contact by phone to complete their affidavits: Lots 1, 6, 102, 109, and 134
- The incomplete affidavits are considered as under 55 years of age, for a total of 7.
- 128 households reduced by 7 “under 55 and non-responses” represent 121 residents 55 and older.
- **94.5% of the Ceres Gleann Community is over age 55.**

Based on our survey, we are in compliance with Ceres Gleann CC&R’s and the Housing for Older Persons Act.

Respectfully submitted,

Vicki Stephens, Age Surveyor
September 2019