

September 2023 Silverleaf Bylaws Addendum

Specific focus on formalizing our 55+ Community designation

The following is an addendum to the original Covenants and Bylaws for the Silverleaf community and the previous Addendum implemented in April 2023. This does not replace the previous documents. It is a further enhancement and refinement of them.

As requested by members of the Silverleaf Community, we are formally modifying our association's Bylaws with the following addendum to establish ourselves as an age-restricted, independent living community for active adults, primarily 55 years of age or older. From today forward, our association and community shall comply with all applicable Federal and State laws regarding housing for older persons. The board of directors may establish policies and procedures from time to time as necessary to maintain Silverleaf's status as an age-restricted community and such policies and procedures as may be desirable to address the occupancy of Units further.

The initial policies set forth to establish our community as age-restricted are as follows:

1. At least one owner of each unit must be 55 years of age or older.
 - a. The exception to this policy is that to maintain status, we must maintain a minimum of 80% of the units that meet this qualification. Therefore up to two units can be occupied by persons under the age of 55.
 - b. As of the date we are implementing this policy, nine of the eleven units are owned AND/OR occupied by at least one person over the age of 55. And, further, we expect to have ten of the eleven units meeting the qualifications by the end of January 2024.
2. If a unit is not owner-occupied, at least one tenant must be 55 years of age or older.
3. Age verification of owners and occupants is required at the time of implementation of establishing ourselves as an age-restricted community and must be re-verified every two years to ensure that we maintain the minimum number of units.
 - a. Age verification is preferred to be a copy of an official legal document like a driver's license, passport, or other government-issued identification.
 - b. Members who are not comfortable providing the formal documentation listed above can alternatively submit a signed document stating that they are over 55 years of age or under 55 years of age.
4. The minimum occupant age is 30 years old, regardless of the age of the other occupants in the same household unit.
 - a. Short-term guests of the Silverleaf Community house are not considered occupants and therefore are not age-restricted for the purpose of these policies.
5. Children and Grandchildren of occupants under the minimum occupancy age are allowed to visit and stay overnight for up to seven nights per visit, not to exceed 30 nights per year.

6. Public promotion

- a. Our Silverleaf website, www.silverleafpaonia.org, shall prominently display that we are an age-restricted, 55+ community.
- b. Also, anytime a Silverleaf property is offered for sale, it must clearly state that it is part of an age-restricted community.
- a.