

ATTENTION TO ALL:  
REALTORS (Listing Agent and/or Selling Agent)  
and PROSPECTIVE BUYERS or LESSEES

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Heritage in the Hills is a site condominium community consisting of 281 ranch and two-story homes. Each Heritage in the Hills homeowner receives a deed to the site purchased and also owns a proportionate share of all the common elements. All owners are members of the Homeowners Association (HOA), follow Association Bylaws and pay monthly homeowners fees. The HOA Board of Directors is comprised of elected residents.

Heritage in the Hills is intended and operated as housing for Active Seniors in compliance with the Fair Housing Act (42 U.S.C. 3601 et seq.) which requires that the dwellings in this community must be occupied by at least one Active Senior per residence. "Active Senior" is defined to mean persons 55 years of age or older in accordance with the requirements of the Fair Housing Act, 42 U.S.C. sec 3607(b)(2)(C) as amended.

Any person who occupies a dwelling for a total of 60 days or more in any twelve (12) month period must be at least 18 years of age or older. There are no exceptions to the 18 and younger rule.

No current owner may sell or rent a site unless at least one person who will occupy the site is an Active Senior. **The HOA is required by law to confirm in advance the proper age verification from all prospective occupants.**

Any exception to the Active Senior 55 years of age and older rule must first have the Heritage in the Hills HOA Board approval in writing on a case by case basis **before** any property sale or lease deal can be entered into.