

**PLUMMER AT OCEANVIEW LP AGE POLICY
ADOPTED PURSUANT TO THE FAIR HOUSING ACT AND
THE HOUSING FOR OLDER PERSONS ACT OF 1995**

WHEREAS, the United States Fair Housing Act and the Housing for Older Persons Act of 1995 requires that certain policies be adopted and that certain procedures be followed if a senior housing community is not restricted entirely to residents age 62 or older.

Now, therefore, Plummer at OceanView LP, a Maine limited partnership, hereby adopts the following age policy for the rental and occupancy of the apartments located in the former Plummer School located at the corner of Lunt Road and Middle Road in Falmouth, Maine (hereinafter the “Plummer Apartments”):

1. Basic Policy. Each household or unit at the Plummer Apartments shall be occupied by residents who are 55 year of age or older, provided, however, that a resident may permit one person, age 21 or older, to reside in an apartment with the resident, as long as that person (a) is approved for residency by Plummer at OceanView LP, and (b) agrees to move out of the unit, within six months, if a person age 55 or older no longer resides in the unit, provided, however, that in the case of any unit occupied by a person age 55 or older and by a person older than age 21 and younger than age 55, in the event that the person age 55 or older moves out of the unit or dies, the younger person may continue to reside in the unit as long as at least 80% of the occupied units at the Plummer Apartments are occupied by at least one person who is 55 years of age or older.
2. Intent. The Plummer Apartments intend to qualify for the exemption for housing developed an operated for occupancy by persons who are 55 years of age or older pursuant to the Fair Housing Act and Housing for Older Persons Act of 1995, and implemented by the regulations set forth in Subpart E of 24 CFR Part 100 and the provisions and exceptions thereof are incorporated herein by reference.
3. Procedures. The Plummer Apartments shall maintain and update at least every two years a survey and list of all residents of the Plummer Apartments and the ages of such residents. A summary of the occupancy survey, stating the ages of residents (but without identifying names or addresses) shall be available for inspection upon reasonable notice and requests by any person. Each prospective resident of the Plummer Apartments shall state his or her birth date in the application for admission. The Plummer Apartments will also comply with any rules or regulations issued by HUD relating to verification of occupancy and other policies and procedures in order to qualify for the exemption from the Fair Housing Act for housing for older persons intended and operated for occupancy by persons 55 years of age or older.