

Willow Brook Estates

HOA Rules Summary

FEE

\$198.50 per month includes snow removal, ice management, mowing, landscape services, and weekly curbside trash and recycle pick-up.

PETS

Two approved household pets (cat or dog) are allowed. Dogs shall not exceed 100 pounds at maturity and shall be of gentle disposition.

LANDSCAPING

The HOA is responsible for the mowing, the upkeep of the plantings along the front of the unit, annual mulching along the front of the unit and upkeep of the development site trees as shown on the development map. Unit owners are allowed to plant and/or mulch along the sides and along the back of the unit as long as it is not intrusive to the neighbor, allows access for mowers and is maintained by the unit owner.

QUALIFYING RESIDENTS IN PLAINVILLE

As to units located in Plainville, the following occupancy rules apply:

Each unit shall be occupied by:

1. Persons who are at least age 55 years;
2. A spouse of an occupant in (1) above;
3. An occupant from (2) above who survives his or her spouse or whose spouse has entered a long-term continuing care facility;
4. A bona fide personal care attendant for a qualified occupant provided that the personal care attendant is age 21 or older and has been recommended by a physician for the occupancy.

One child age twenty-one (21) years or older may reside with an otherwise qualified occupant.

QUALIFYING RESIDENTS IN FARMINGTON

As to units located in Farmington, the following occupancy rules apply:

Each unit shall be occupied by:

- a. Persons who are 55 years of age or older.
- b. A spouse of an occupant pursuant to a. above.
- c. Occupant pursuant to b. above who survives his or her spouse. *
- d. Occupant pursuant to b. above whose spouse has entered into a long-term continuing care facility. *
- e. A personal care attendant who is in service to a resident 55 years of age or older, to attend to that resident(s) medical and/or health needs, provided that:
 - i. the personal care attendant is: 21 years of age or older, registered with the Town Planner's office and not paying the resident any form of rent,
 - ii. the resident(s) in question has a note from his/her doctor stating that the condition of the resident is such that a personal care attendant is warranted,
 - iii. if the resident in need of a personal care attendant is not in occupancy of her/her home for a period in excess of one month, unless extended by the Commission, the personal care attendant shall not live in the home.

One child 21 years of age or older may reside with his or her parents(s). In no event shall an active adult housing unit be occupied by more than three residents.

*In c. and d. above, remaining spouses who remarry or cohabitate must meet all occupancy requirements.