



LAKE ASHTON HOMEOWNER'S ASSOCIATION, INC.

A FLORIDA NOT FOR PROFIT CORPORATION
500 Orchid Springs Drive, Winter Haven, FL 33884

PURPOSE AND AUTHORITY FOR SURVEY

Lake Ashton Homeowner Association, Inc., intends to maintain its federal and state exemption from discrimination claims for familial status as allowed by the Federal Fair Housing Act, the Florida Fair Housing Act, and the Housing for Older Persons Act of 1995.

Lake Ashton will:

- Require that at least 80 percent of the occupied homes are occupied by at least one person who is 55 years or older;
- Require that all other occupants of the home must be 40 years of age or older;
- Adhere to the published policies, procedures, and practices which demonstrate its intent to operate as a housing for persons 55 years of age or older;
- Require homeowner to verify that each occupant is age-qualified by providing a government issued identification showing date of birth for each occupant.
- Require homeowner to adhere to HOA Rental policy which states: Owners of Lake Ashton Golf Club properties in Lake Wales offered for rent must notify the HOA office of each rental contract by mail or email no later than 48 hours after the effective rental start date. Owners shall certify in writing that those residing in the rented property comply with the Master Declarations that at least one person residing in the rental property shall be 55 years of age or older, and the age of all the other persons residing in the rental property shall be 40 years of age or older. (An age verification along with an ID will meet this requirement.)
- **Require homeowners and occupants** to respond to all requests for age verification when noticed. (See age verification form for approved reliable forms of identification)

The HOA will seek any and all remedies available including but not limited to; fines and liens against the homeowner for non-compliance to meet the age verification requirements.

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AGE VERIFICATION

Lake Ashton is a community for individuals aged 55 and older. It is mandatory that at least one resident per household meets the minimum age requirement of 55 years, while all other occupants must be at least 40 years old. In compliance with the Housing for Older Persons Act (HOPA) and our community's governing documents, the Homeowners Association (HOA) is obligated to conduct biennial Age Verification Surveys. To maintain our status under HOPA, at least 80% of the occupied units within our community must adhere to these age requirements. Please complete and return this survey with the age verification documentation* for each occupant via email to admin@stambaughinc.com or by mail to Lake Ashton HOA, 500 Orchid Springs Drive, Winter Haven, FL 33884. Please return this survey within two (2) weeks of receipt or along with Estoppel request (if applicable).

Date: _____ LA Address: _____

Mailing address if different than LA: _____

Property will be (CHECK ONE): Owner Occupied / Property is vacant / Property is a rental / Other

OWN	RENT	OTHER	OCCUPANT NAME	DATE OF BIRTH	DRIVER LICENSE #
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

A copy of one of the following forms of identification* for each occupant must be provided to support the age verification.

- 1) driver's license 2) birth certificate 3) passport 4) immigration card 5) military ID 6) official government issued document containing your birth date 7) a certification in a lease, application, affidavit, or other document signed by the owner that any member of the living unit is age 40 or older and at least one occupant in the living unit is 55 years of age or older.

Homeowner Contact Information and Signatures

Preferred method of contact (Check One)

Email: _____

EMAIL

MAIL

Email 2: _____

Phone: _____ Phone: _____

Homeowner Signature/s

Signature: _____

Signature: _____

Date: _____