

## AGE RESTRICTION COVENANTS

**Elderly Housing Covenants.** In order to assure compliance with the Hampstead Zoning Ordinances and the Site Plan approvals for elderly housing, the following covenants are hereby adopted by *The Lessor*, and the *Lessee* and bind both of them, their successors in interest and assigns, and shall bind, all renters, lessees and occupants of each *Apartment* within *The Elderly Housing Buildings, Buildings 17, 18, and 19, Lewis Lane, East Hampstead, New Hampshire*:

1. **Buildings 17, 18, and 19** have been approved by the Hampstead Planning Board, under its elderly housing zoning ordinance, on the basis that it shall be used as the primary residence for and by persons **all** of whom must be over the age of fifty-five (55), and as such, it shall so be used.
2. Buildings 17, 18, and 19 shall be maintained in compliance with **42 USC § 3601** etc. and **24 CFR Part 100, Sections 100.301 and 100.304**, and with the provisions of the Hampstead Elderly Housing Zoning Ordinance provisions.
  - A. To this end, apartments ("*Units*") within Buildings 17, 18 and 19 shall only be leased or rented to occupants (and their spouses) who execute an Affidavit that (1) the *Unit* is to be such occupiers' immediate residence; and (2) such occupiers are not acquiring the *Unit* for purposes of or with the intent to rent or lease such *Unit* to persons under the age of fifty-five (55); and (3) **all** of the resident(s) is/are or will be at the time of occupancy, in excess of fifty-five (55) years of age.
3. At least one (1) time every twelve (12) months, residents of each *Unit* will execute an affidavit listing the ages of all occupants of such *Unit* and shall produce identification and documents sufficient to establish such. *Lessee* shall compile this information in the form or "Age Verification Survey" attached to this lease, which shall be submitted to the Hampstead Board of Selectmen within thirty (30) days of compilation.
4. This covenant shall run for the benefit of the Town of Hampstead, a municipal corporation, situated in the State of New Hampshire, and may be enforced by its Selectmen and further shall benefit and **shall**

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be enforced by the **Centerview Hollow Land Company LLC**, and **Lewis Builders, Inc...**

The full text of these restrictive covenants shall be printed in bold-faced type on every lease or rental agreement whereby a *Unit* within *Buildings 17, 18, and 19* is leased or rented before it is rented or leased.

**Units Subject to this “Elderly Housing Covenant”**

<b><u>Building</u></b>	<b><u>Unit</u></b>	<b><u>Building</u></b>	<b><u>Unit</u></b>	<b><u>Building</u></b>	<b><u>Unit</u></b>	<b><u>Building</u></b>	<b><u>Unit</u></b>
17	1	17	2	17	3	17	4
17	5	17	6	17	7	17	8
17	9	17	10	17	11	17	12
17	13	17	14	17	15	17	16
18	1	18	2	18	3	18	4
18	5	18	6	18	7	18	8
18	9	18	10	18	11	18	12
18	13	18	14	18	15	18	16
19	1	19	2	19	3	19	4
19	5	19	6	19	7	19	8
19	9	19	10	19	11	19	12
19	13	19	14	19	15	19	16

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