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## MEMORANDUM

TO: All Unit Owners  
FROM: The Board of Directors of Country Club Tower of Coral Springs Association, Inc.  
DATE: August 2, 2023  
RE: Republication of Designation of the Community as "Housing for Older Persons"

As you should be aware, Article XXVI(I), as amended in 1993, of the Declaration of Condominium of Country Club Tower of Coral Springs Association, Inc. ("Declaration") designates the Community as "Housing for Older Persons" (often referred to as "55+" housing). This entails that at least eighty (80%) percent of the Units must have at least one individual fifty-five (55) years of age or older as a permanent resident. Further, no Unit may be permanently occupied by an individual below the age of eighteen (18), and no permanent occupancy of a Unit by an individual between the ages of eighteen (18) and fifty-four (54) years is permitted, unless another individual age fifty-five (55) years or older also permanently occupies such Unit.

Despite this designation as a "Housing for Older Persons" Community, it has come to the attention of the Board of Directors that, in recent years, some Units have been leased or occupied by individuals under the age of fifty-five (55), without at least one individual fifty-five (55) years of age or older also permanently occupying the Unit. Notwithstanding that Article XXVI(I) of the Declaration and applicable Federal and State laws provide that the Community will retain its designation as "Housing for Older Persons", provided, among other requirements, at least eighty (80%) percent of the Units are occupied by one person fifty-five (55) years of age or older, the Association may require that one-hundred (100%) percent of the Units are occupied in a manner that comply with "Housing for Older Persons" requirements. As such, whether to permit up to twenty (20%) percent of the Units to violate "Housing for Older Persons" restrictions is at the discretion of the Board of Directors.

The Association is committed to continue operating as a "Housing for Older Persons" Community, and, therefore, in an effort to best protect the interests of the Community, the Board has decided that, effective immediately, all new applications for sale, lease or other transfer (or occupancy) of a Unit will be disapproved if the applicant(s) does not comply with the "Housing for Older Persons" restrictions set forth in the first paragraph of this Memorandum (i.e., at least one (1) person fifty-five (55) years of age or older must permanently occupy the Unit, and no Unit may be permanently occupied by an individual under the age of eighteen (18)).

**Please note** that any lease or occupancy of Unit in a manner that violate "Housing for Older Persons" restrictions as of the date of this Memorandum will be permitted to remain (including any renewals of existing leases), provided such tenant or occupant remains in compliance with the governing documents of the Association, and such lease or occupancy is registered with the Board by no later than **September 12, 2023** (enclosed is the required Registration Form).

Should you fail to properly register by the foregoing deadline, you will be considered in violation of the governing documents and subject to full enforcement by the Association.

Thank you for your anticipated cooperation and continued support.

Very truly yours,

Board of Directors  
Country Club Tower of Coral Springs Association, Inc.

Enclosure (Registration Form)