

# HARROGATE NORTH CONDOMINIUM ASSOCIATION

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c/o BC Consulting, Inc.  
2035 Sunset Lake Road – Building A, Suite 2  
Newark, DE 19702  
Phone - 302.731.7710 Fax – 302.731.7013

April 19, 2007

**RE: Harrogate North Condominium Association Housing Policy Compliance**

Dear Harrogate North Homeowner:

In furtherance of our responsibilities under the Declaration of Covenants, Conditions and Restrictions of Harrogate North and to remain in compliance with our 55-or-Older Housing Policy, we must survey the community periodically.

Each Owner, by accepting a deed to a Unit in the Condominium: (1) acknowledges receiving a copy of the Condominium's then-effective 55-or-Older Housing Policy; (2) understands that, as a condition to occupying the Unit, he or she must first prove to the Association that occupancy will be in accordance with the restrictions set forth in this Declaration; and (3) certifies that they will abide by the Condominium's 55-or-Older Housing Policy, including provisions for verification.

Additionally, any Unit Owner may lease his or her Dwelling for residential purposes, provided however, that such Unit Owner shall be responsible to the Declarant and the Association to ensure that such Dwelling is at all times occupied by at least one permanent resident who is 55 years of age or older, and otherwise in accordance with the Condominium's 55-or-Older Policy.

No transfer, sale, gift, lease, assignment, grant, purchase, rental or occupancy of any Unit shall be made by any Owner or any subsequent prospective purchaser or lessee until the existing Owner who desires to transfer makes full disclosure to the Executive Board in writing of the name, address and age of the prospective purchaser or lessee and all prospective residents of the Unit, together with evidence that said prospective purchaser or lessee and residents meet all qualifications set forth herein. Verification may consist of copies of driver's licenses, birth certificates or similar recognized substantiation.

**At this time, the Harrogate North Condominium Association requests all Owners who are leasing their Units to provide a copy of the lease and verification of age for all tenants and occupants in their Units. This documentation should be sent to the above address on or before May 15, 2007.**

Thank you in advance for your cooperation in this matter. If you have any questions regarding this correspondence, please contact me at 302.731.7710.

Sincerely,



Thomas E. Cahill, Esquire

Vice President

BC Consulting, Inc.

Property Management for Harrogate North Condominium Association