

East Stratford Sections A&B Homeowners Association
Policy Resolution 06-02

Reasonable Number of Roommates Policy

WHEREAS, Section 8.5, paragraph (a) of the Declaration for East Stratford A&B ("Declaration" or "Covenants") states, in part, "No portion of any dwelling (other than the entire dwelling) shall be leased for any period; provided, however, that a reasonable number of roommates is permitted", and

WHEREAS, the Board, in its ongoing effort to maintain high property values within the community, recognizes a need to more clearly define what constitutes a "reasonable number of roommates",

NOW, THEREFORE, BE IT RESOLVED that the following Reasonable Number of Roommates Policy is duly adopted by the Board of Directors:

1. Definitions

For the purposes of this policy, the following terms are defined as follows:

- a. Children – persons under the age of 23 either directly descended from, legally adopted by, or in the foster care of at least one adult inhabitant of a dwelling.
- b. Family – consists of a single adult, or a married couple, or a domestic partnership of no more than two persons; plus any number of Children who are:
 - i. related by blood,
 - ii. legally adopted by one or both of the adults referenced above, or
 - iii. in the foster care of one or both of the adults referenced above.
- c. Roommate – an adult, related or unrelated, living in the same dwelling as a Family, as defined above. For the purposes of this policy, grandparents, aunts, uncles, cousins, etc., are considered to be Roommates, unless they are the primary caregivers of Children who inhabit the dwelling.

2. Reasonable Number of Roommates Defined

Considering the number of legal bedrooms in a dwelling and the presence or absence of Children inhabiting the dwelling, the Board considers a reasonable number of roommates to be as follows:

Number of bedrooms	If children inhabit the dwelling	If children do not inhabit the dwelling
2 bedrooms	No roommates	1 roommate
3 bedrooms	1 roommate	1 or 2 roommates
4 bedrooms	1 roommate	1 or 2 roommates

Notwithstanding the above, in no case shall more than four (4) unrelated persons inhabit a dwelling.

3. Enforcement

The Board may enforce this policy in accordance with Article 12 of the Declaration.

ADOPTED by the Board of Directors this 15th day of September 2006.

EAST STRATFORD A&B HOMEOWNERS ASSOCIATION

By: 
Robert Mainhart, President

I hereby certify that the foregoing resolution was mailed to all owners of record this

____ day of _____, 2006.
