

**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.

