

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Co-Occupants, Qualified Permanent Residents and Health Care Providers**

All Members (Member/Stockholder/Shareholder) (**owners**) and occupants are required to meet age restrictions as defined by Federal and State statutes and in accordance with the By Laws of the Mutual providing senior housing as a mutual benefit corporation. The number of qualified residents shall not exceed two (2) persons in a one-bedroom dwelling unit or three (3) persons in a two-bedroom dwelling unit.

In order to reside in a unit, at least one of the Members must be 55 years of age or older, as the Qualifying Resident or Senior Citizen (§51.3 (b)(1)). Any other occupants who reside must be at least 45 years of age, except a spouse or cohabitant (defined as persons who live together as husband and wife or persons who are domestic partners within the meaning of §297 of the Family Code) who may be any age.

- Qualified Permanent Resident is a Member/Stockholder/Shareholder (**co-owner**) who resides with the Qualifying Resident AND is 45 years of age or older, except that a spouse, cohabitant, or person providing primary physical or economic support to the qualifying resident or senior citizen may be of any age (§51.3 (b)(2)).
- Co-Occupant (**non owner**) is a person 45 years of age or older, or who is the spouse, domestic partner or a person providing primary physical or economic support to the Member/Stockholder/Shareholder who resides with a Member/Stockholder/Shareholder and who has no expectation of ownership (§51.3 (b)(1)). A Co-Occupant Application Form is submitted by the Member and approval of the co-occupancy by the Mutual is required. A Co-Occupant Agreement must be executed that requires, among other things, that the Co-Occupant shall vacate the dwelling unit within 90 days in the event of the Member/Stockholder/Shareholder's death, prolonged hospitalization or extended leave with no expectation of returning within 90 days of when the absence began.
- Permitted Health Care Provider (Caregiver) means a person of any age, who is hired to provide live-in, long term, or terminal health care to a Qualifying Resident. A Permitted Health Care Provider also includes a family member who is providing that care to a Qualifying Resident. Caregivers must be registered and are not allowed the use of GRF community facilities, other than to accompany the member/shareholder to the facility. The caregiver is not entitled to continue his or her occupancy, residency or use of the dwelling unit upon death, or prolonged hospitalization or extended leave of the Qualifying Resident or Qualified Permanent Resident (§51.3 (e)). Refer to Policy 7557 – Caregivers.

Each owner, co-owner, co-occupant non owner, or qualified permanent resident is required to pay a one-time, non-refundable Amenities fee for use of the Golden Rain Foundation Trust facilities, amenities, and participation in GRF activities. Refer to: FINANCE GRF Policy 5061-31 Fees.

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