

ISSUE #1

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

MEET THE TRAINERS

Elan Spa

A personal trainer provides the expertise and accountability needed to transform your fitness goals into reality. By creating a customized workout plan tailored to your specific body type and objectives, they ensure you're exercising efficiently while maintaining proper form to prevent injury. Beyond just the physical guidance, a trainer acts as a consistent motivator, helping you push past plateaus and stay committed on the days when your own willpower might waver. Amazing trainers. Real results. Zero regrets. Contact one of them today!



Jackie Chiles comes to us from Arlington, TX. Owner and Entrepreneur of Elite Kingdom Fitness. fit4Aking LLC. Cerified Personal Trainer with NETA. Fitness instructor since 2014, she also holds additional certification as Advanced Aquatic Instructor. She is a coach for Regional Gold's Gym competition with more than 300 participants. 682-203-2812



Mark Trower maintains his certification with the National Academy of Sports Medicine (NASM) and has been a trainer at Stone Creek for more than 6 years. Mark is knowledgeable and comes with a lifetime of training experience. 786-271-3727



Sue Grzesiuk comes to us from Kirkland, Washington and has been dedicated to the fitness industry for over 25 years. She has a Medical Exercise Specialist Certification from American Council on Exercise) and also an ACE Personal Trainer. 425-417-9257

See reverse side for more trainers ↩

Sec. N/A (p. 1): Occupancy or amenity restriction discriminates based on familial status / disability or imposes an overbroad age restriction under the Fair Housing Act and HOPA.

Statutory / Legal Reference: 42 U.S.C. §§ 3604(b), 3604(f), 3607(b)(2) & 24 C.F.R. §§ 100.304 - 100.307 (HOPA)

Statutory Comparison: The Fair Housing Act (42 U.S.C. § 3604(b)) prohibits familial-status discrimination against families with children - including adult-only rental age floors, mandatory hourly pool exclusions targeting all minors under 18, blanket Common Area parental-escort rules for children, and caps on grandchildren - unless the community actively qualifies as 55+ Housing for Older Persons under 42 U.S.C. § 3607(b)(2) and 24 C.F.R. §§ 100.304 - 100.307 (which regulates occupancy rather than fee-simple title ownership and does not authorize intrusive medical/disability disclosures for live-in caregivers under 42 U.S.C. § 3604(f)).

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Any age-based occupancy restriction shall be enforceable only while the Association actively qualifies as "Housing for Older Persons" pursuant to 42 U.S.C. § 3607(b)(2)(C) and 24 C.F.R. §§ 100.304 - 100.307, including maintaining at least 80% occupancy of units by at least one person 55 years of age or older and conducting mandatory biennial age-verification surveys. Absent active HOPA qualification, no restriction shall discriminate on the basis of familial status.