

## **ZONING COMMITMENTS**

### **AGE RESTRICTION:**

“Owner shall limit tenancy in the building or premises to persons who have reached the age of 21 at the time of occupancy of any unit within the building or premises, provided that nothing herein shall be construed to limit or prevent the Owner from (i) leasing or renting a unit to any person who will reach the age of 21 during the first anniversary of the effective date of their lease, and (ii) leasing to any other person who otherwise may be unlawfully excluded as a tenant from being allowed to own or rent a unit at the building or premises in accordance with the federal Fair Housing Act and/or the North Carolina Fair Housing Act (for instance unlawful discrimination based on pregnancy and/or protected familial status, etc.).”

### **COMMUNITY MEMBERSHIPS:**

“The owner shall make a limited number of memberships available to the members of the public that shall provide the right for up to no more than twenty-five (25) full-time residents of the Town of Chapel Hill, each of whom must be at least 21 years of age, to use the (i) fitness area, and (ii) pool associated with the building and/or premises that are to be constructed on the property. A full-time resident of the Town of Chapel Hill shall be deemed to include a person who has lived in the Town of Chapel Hill for no less than the past four (4) years with no sustained break in residing within the Town of Chapel Hill during said five-year period for more than 30 consecutive days during any 4-year period. Nothing herein shall be construed to offer or provide to any other member of the public with any right or permission to use any portion of the property for any reason. Any and all full-time residents of the Town of Chapel Hill who may receive a membership to use the pool and/or fitness area on the property shall be obligated to acknowledge and agree to abide by all rules and regulations applicable to their use of the fitness area and/or pool, and that any failure to so abide by such rules and/or regulations can result in any membership being terminated by the owner at their sole and absolute discretion.”