

**ALADDIN VILLAS  
PROPERTY OWNERS  
ASSOCIATION, Inc.**

**A 55 AND OVER  
COMMUNITY**

**REGULATIONS PERTAINING  
TO THE  
OCCUPANCY OF RESIDENCES**

# **TABLE OF CONTENTS**

## **I. TABLE OF CONTENTS**

## **II. STATEMENT OF POLICY**

## **1,2,3. REGULATIONS**

### **A1. LETTER TO RESIDENTS**

### **A2. LETTER TO REALTORS**

### **A3. a. NOTICE OF RENTAL AGREEMENT b. NOTICE OF TRANSFER OF PROPERTY**

### **A4. AGE AND OCCUPANCY VERIFICATION a. Proof by photo copy b. Proof by affidavit – resident c. Proof by affidavit – witness**

### **A5. SIGN FOR BULLETIN BOARDS**

## **STATEMENT OF POLICY**

It shall be the policy of the Aladdin Villas Property Owners Association, Inc. to maintain this subdivision and any additions thereto as a fifty-five years of age and over exempted community as set forth in Section 807 of the Fair Housing Act (42 U.S.C.A. 3607) as amended by the Housing for Older Persons Act of 1995.

This manual shall be followed in all activities, which involve occupancy of residences within the subdivision. Notice of this policy and a copy shall be given to each member of the Aladdin Villas Property Owners Association, Inc.

## **REGULATIONS**

### **I. Sale of Residences for Occupancy in Aladdin Villas Subdivision**

- A. Prior to advertising a residence for sale within the subdivision the owner(s) shall notify the Aladdin Villas Property Owners Association, Inc. office in writing of any proposed change in ownership or occupancy.
- B. The office shall furnish the owner with written instructions regarding the occupancy of residences within the subdivision. The instructions shall include:
  - 1. Description of qualifications for occupancy of residences within the community.
  - 2. Statements of factors relating to age which disqualify persons from occupancy of residences within the community.
- C. The owner shall inform each prospective purchaser of any residence or lot of the restrictions concerning occupancy of residences. If the owner lists the lot or residence for sale by a Realtor, the owner shall advise the Realtor of the occupancy restrictions and shall give a copy of these regulations to the listing Realtor.

### **II. Rental of Residences in Aladdin Villas Subdivision**

- A. Prior to advertising a residence for rent within the subdivision the owner(s) shall notify the Aladdin Villas Property Owners Association, Inc. office in writing of any proposed change in occupancy.
- B. The office shall furnish the owner with a packet of written instructions pertinent to the rental of residences within the subdivision. This packet will include the following:
  - 1. Description of qualifications for occupancy of residences within the community.
  - 2. Statements of the factors relating to age which disqualify persons from occupancy of residences within the community.
  - 3. Information requiring all leases of residences in the subdivision to include the requirement that occupancy must include at least one resident of the age of 55 or over and that no person less than 18 years of age may permanently reside therein.
- C. The owner shall inform the prospective tenants of the residence of the restrictions concerning occupancy of residences. If the owner lists the residence with a Realtor or third party, the owner shall advise the Realtor or third party of the restrictions and shall give a copy of the written instructions to the listing Realtor or the third party.

### **III. Violations.**

The Board of Directors of the Aladdin Villas Property Owners Association, Inc. may assess penalties for any violation as provided by the Covenants and By-laws of the Aladdin Villas Subdivision.

## **REGULATIONS**

- A. Violations of the policies and procedures stated herein shall be handled in the following manner: Upon any violation of Section I A, I C, II A or II C above by an owner, the Aladdin Villas Property Owners Association, Inc. Board, or a member thereof, shall serve, in person or by certified mail, the alleged violator (respondent) with the written notice including:
1. The time, place and nature of the alleged violation,
  2. The proposed sanction to be imposed under the Covenants or By-laws,
  3. A statement that the alleged violator may present a written request for a hearing to the Aladdin Villas Property Owners Association, Inc. Board within 15 days from the date of the notice, and
  4. A statement that the proposed sanction will be imposed as set forth in the notice unless a request for a hearing by the Aladdin Villas Property Owners Association, Inc. Board is filed at the Aladdin Villas Property Owners Association, Inc. office within the 15-day period. If the last day for filing any document is a weekend or legal holiday, a filing made on the next business day is sufficient.

The Board of Directors of the Aladdin Villas Property Owners Association, Inc. shall move to enforce a correction to the violation under ARTICLE XIII RULES & REGULATIONS of the Bylaws of the Aladdin Villas Property Owners Association, Inc. if a cure is not diligently commenced within a 15-day period.

- B. Violations in Occupancy of Residences
1. Persons who are aware of, or have notice of these policies and procedures, and who thereafter occupy or permit occupancy of a residence owned by them by persons not qualified as defined in paragraph VII B will receive a letter from the Board of Directors of the Aladdin Villas Property Owners Association, Inc. directing them to vacate the premises within a reasonable time, not to exceed thirty (30) days.
  2. Persons who do not vacate the premises as a result of the notification above shall be served with a written notice as provided in Section III A above.

### **IV. Insuring Compliance**

New Realtors' listings identified by the placing of signs on lots shall be the subject of continuous review by a committee appointed by the President of the Board of Directors of the Aladdin Villas Property Owners Association, Inc.. The committee shall contact the office to assure that the owner has contacted the office as required in Sections I A or II A above. Then the committee shall contact the owner to ascertain that the owner has complied with Sections I C or II C above. The committee shall report any violations to the Board of Directors of the Aladdin Villas Property Owners Association, Inc., which shall take appropriate action as provided in these policies and procedures.

## REGULATIONS

### V. Surveys

- A. A survey of residents shall be taken every odd numbered year. The survey shall be a part of the registration for eligibility to vote in the annual meeting.
- B. Records documenting the age of occupants shall be maintained in the Aladdin Villas Property Owners Association, Inc. office.
- C. All residents are required to furnish the information required to complete surveys, subject to the penalties provided by law and by these regulations.

### VI. Changes of Occupancy

Changes of occupancy, for whatever reason, shall be registered with the Aladdin Villas Property Owners Association, Inc. office. The only exception shall be guests of residents as permitted in the Aladdin Villas Subdivision covenants, conditions and restrictions and the Aladdin Villas Property Owners Association, Inc. By-laws.

### VII. Definitions

- A. **Qualified:** The term qualified as used in these policies and procedures means a residence which has at least one person 55 years of age or older and has no person less than 18 years of age.
- B. **Not qualified:** The term not qualified as used in these policies and procedures means a residence which does not have at least one occupant 55 years of age or older and/or has one or more occupants less than 18 years of age.

### VIII. Additions or Amendments

These policies and procedures may be amended or additions made thereto as provided in the Aladdin Villas Property Owners Association, Inc.'s Covenants and By-laws.

### IX. Failure to Act

The Board of Directors of the Aladdin Villas Property Owners Association, Inc., or its representative, will not be foreclosed from taking action upon a violation unless it fails to act within a reasonable time, not to exceed one year after actual notice of such violation.



**ALADDIN VILLAS PROPERTY OWNERS ASSOCIATION,  
INCORPORATED**

**1501 Aladdin Villas Boulevard West**  
**1415 Aladdin Villas Boulevard West (mailing address)**  
**Mission, Texas 78572**  
**956-581-1288 (Bus) – 956-581-1170 (fax)**

To: Members and Residents of Aladdin Villas Subdivision

**Subject: Notice of residency requirement Aladdin Villas Subdivision, Mission Texas.**

The HOUSING FOR OLDER PERSONS ACT OF 1995 was passed by Congress and signed into law by the President on December 28, 1995, amending the Section 807 of the Fair Housing Act (42 U.S.C.A. 3607 (b) (2) (C)). Aladdin Villas, a subdivision within the City limits of Mission, Texas fully qualifies for the exemptions as an “Age 55 or Older” community under the above Act.

It is the intent of the existing residents, acting through their duly elected representatives, the Board of Directors of the Aladdin Villas Property Owners Association, Inc. to continue as an “**Age 55 or Older Community**”; therefore, notice is hereby given to all those now and in the future selling or renting residences that the following will be adhered to by the subdivision:

**THE ALADDIN VILLAS SUBDIVISION IS INTENDED AND OPERATED  
FOR OCCUPANCY BY PERSONS 55 YEARS OF AGE OR OLDER AS  
DEFINED IN AMENDED SECTION 807 (b) OF THE FAIR HOUSING ACT.**

If you become involved with the sale or rental of residential properties within the Aladdin Villas Subdivision you must advise prospective owners or renters of the above occupancy requirements. If you wish further information regarding this matter, you may contact the Aladdin Villas Property Owners Association, Inc. office at 956-581-1288.

Respectfully,

Aladdin Villas Property Owners Association, Inc.



**ALADDIN VILLAS PROPERTY OWNERS ASSOCIATION,  
INCORPORATED**

**1501 Aladdin Villas Boulevard West**  
**1415 Aladdin Villas Boulevard West (mailing address)**  
**Mission, Texas 78572**  
956-581-1288 (Bus) – 956-581-1170 (fax)

To:

**Subject: Notice of residency requirement Aladdin Villas Subdivision, Mission Texas.**

The HOUSING FOR OLDER PERSONS ACT OF 1995 was passed by Congress and signed into law by the President on December 28, 1995, amending the Section 807 of the Fair Housing Act (42 U.S.C.A. 3607 (b) (2) (C)). Aladdin Villas, a subdivision within the City limits of Mission, Texas fully qualifies for the exemptions as an “Age 55 or Older” community under the above Act.

It is the intent of the existing residents, acting through their duly elected representatives, the Board of Directors of the Aladdin Villas Property Owners Association, Inc. to continue as an “**Age 55 or Older Community**”; therefore, notice is hereby given to all those now and in the future selling or renting residences that the following will be adhered to by the subdivision:

**THE ALADDIN VILLAS SUBDIVISION IS INTENDED AND OPERATED  
FOR OCCUPANCY BY PERSONS 55 YEARS OF AGE OR OLDER AS  
DEFINED IN AMENDED SECTION 807 (b) OF THE FAIR HOUSING ACT.**

If you or others associated with your real estate business become involved with the sale, rental or listing of residential properties within the Aladdin Villas Subdivision you must advise the owners, prospective owners or renters of the above occupancy requirements. If you wish further information regarding this matter, you may contact the Aladdin Villas Property Owners Association, Inc. office at 956-581-1288.

Respectfully,

Aladdin Villas Property Owners Association, Inc.

**A2**



**ALADDIN VILLAS PROPERTY OWNERS ASSOCIATION, Inc.**

**NOTICE OF RENTAL AGREEMENT**

**NOTICE TO PROPERTY OWNER**

It shall be the policy of the Aladdin Villas Property Owners Association, Inc. to maintain this subdivision as a 55 years of age and over exempted community as set forth in Section 807 of the Fair Housing Act (42 U.S.C.A. 3607) as amended by the Housing for Older Persons Act of 1995.

The owner must provide a copy of the By-laws and Covenants to the renter which governs the rules of the Aladdin Villas Subdivision. Both parties shall sign this form acknowledging receipt of both documents.

*Board of Directors, Aladdin Villas Property Owners Association, Inc.*

**PART A. TO BE COMPLETED BY OWNER**

I have rented my property at \_\_\_\_\_ Aladdin Villas  
Subdivision to \_\_\_\_\_  
Address

for the period from \_\_\_\_\_ to \_\_\_\_\_

I have given my renters a copy of the Aladdin Villas Property Owners Association, Inc. By-laws and Covenants and have informed them that they must adhere to these rules, just as owners do, while living in the Aladdin Villas Subdivision.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Homeowner

**PART B. TO BE COMPLETED BY RENTER**

I have received a copy of the Aladdin Villas Property Owners Association, Inc. Bylaws and Covenants and agree to adhere to these rules.

Name \_\_\_\_\_

Address \_\_\_\_\_

Age(s) of Occupants \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Renter

Renter: Please complete and return this completed form to the Aladdin Villas Property Owners Office and arrange for your temporary identification badges.

OFFICE USE ONLY

Date Received: Treasurer: \_\_\_\_\_, Computer: \_\_\_\_\_, Secretary: \_\_\_\_\_.

**A3a**

**ALADDIN VILLAS PROPERTY OWNERS ASSOCIATION, Inc.**

**NOTICE OF TRANSFER OF PROPERTY OWNERSHIP**

Date of Purchase \_\_\_\_\_

**NOTICE TO HOMEOWNERS OR LOT OWNERS**

It shall be the policy of the Aladdin Villas Property Owners Association, Inc. to maintain this subdivision as a 55 years of age and over exempted community as set forth in Section 807 of the Fair Housing Act (42 U.S.C.A. 3607) as amended by the Housing for Older Persons Act of 1995.

It is required that the buyer receive a copy of the By-laws and Covenants which govern the rules of Aladdin Villas Subdivision. Both parties shall sign this form acknowledging receipt of both documents.

*Board of Directors, Aladdin Villas Property Owners Association, Inc.*

**PART A. TO BE COMPLETED BY SELLER**

I have sold my property at lot(s) # \_\_\_\_\_, \_\_\_\_\_  
(Street Address)

Aladdin Villas Subdivision to \_\_\_\_\_  
(Purchaser)

I have given a copy of the Aladdin Villas Property Owners Association, Inc. Bylaws and Covenants to the purchaser(s) and have informed them that they must adhere to these bylaws and covenants.

Name \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Homeowner

**PART B. TO BE COMPLETED BY PURCHASER**

I have received a copy of the Aladdin Villas Property Owners Association, Inc. Bylaws and Covenants and agree to adhere to these bylaws and covenants.

I understand that I am responsible for all fees due Aladdin Villas Property Owners Association, Inc. after the above date of purchase.

Name \_\_\_\_\_

Address \_\_\_\_\_

\*Age of Occupants \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser

\*No person less than 18 years of age can be a permanent resident.

OFFICE USE ONLY

Date Received: Treasurer: \_\_\_\_\_, Computer: \_\_\_\_\_, Secretary: \_\_\_\_\_.

**A3b**



**ALADDIN VILLAS PROPERTY OWNERS ASSOCIATION,  
INCORPORATED**

**1501 Aladdin Villas Boulevard West**  
**1415 Aladdin Villas Boulevard West (mailing address)**  
**Mission, Texas 78572**  
956-581-1288 (Bus) – 956-581-1170 (fax)

**AGE AND OCCUPANCY  
VERIFICATION**

(ID)

STATE OF TEXAS                      STREET ADDRESS \_\_\_\_\_

COUNTY OF HIDALGO              LOT NUMBER(S) \_\_\_\_\_

DATE \_\_\_\_\_

NAME \_\_\_\_\_  
(Print)

NAME \_\_\_\_\_  
(Print)

NAME \_\_\_\_\_  
(Signature)

NAME \_\_\_\_\_  
(Signature)

A4a



**ALADDIN VILLAS PROPERTY OWNERS ASSOCIATION,  
INCORPORATED**

**1501 Aladdin Villas Boulevard West**  
**1415 Aladdin Villas Boulevard West (mailing address)**  
**Mission, Texas 78572**  
**956-581-1288 (Bus) – 956-581-1170 (fax)**

**AGE AND OCCUPANCY  
VERIFICATION AFFIDAVIT**  
(Resident Certification)

STATE OF TEXAS

COUNTY OF HIDALGO      STREET ADDRESS \_\_\_\_\_

I, \_\_\_\_\_, being duly sworn, depose and say that  
(Please Print)

(\_\_\_\_ I am 55 years of age or older:)      or      (\_\_\_\_ I am under 55 years of age:)  
(Initial correct response)

that I have been and am now the current occupant of the dwelling unit on lot(s) \_\_\_\_\_,  
Aladdin Villas Subdivision, City of Mission, Hidalgo County, Texas: that this affidavit is  
made to enable Aladdin Villas Property Owners Association, Incorporated, a Texas non-  
profit corporation, to qualify as housing for older persons as provided by the U.S. Fair  
Housing Act Section (807) (b)(2)(c): (42 U.S.C.A. 3607(b)(2)(c)).

Signature \_\_\_\_\_

Before me, a notary public, on this day personally appeared the person known to me to be  
the person whose name is subscribed to the foregoing instrument and, being by me first  
duly sworn, declared that the statements therein contained are true and correct.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public, State of Texas

**SEAL**

\_\_\_\_\_  
Printed Name of Notary

My Commission Expires: \_\_\_\_\_

**A4b**



**ALADDIN VILLAS PROPERTY OWNERS ASSOCIATION,  
INCORPORATED**

**1501 Aladdin Villas Boulevard West**  
**1415 Aladdin Villas Boulevard West (mailing address)**  
**Mission, Texas 78572**  
**956-581-1288 (Bus) – 956-581-1170 (fax)**

**AGE AND OCCUPANCY  
VERIFICATION AFFIDAVIT**  
(Witness Certification)

STATE OF TEXAS

COUNTY OF HIDALGO      STREET ADDRESS \_\_\_\_\_

I, \_\_\_\_\_, being duly sworn, depose and say that  
(Please Print)

\_\_\_\_\_  
(Print name of person you are certifying)

(\_\_\_\_ Is 55 years of age or older:)    or    (\_\_\_\_ Is under 55 years of age:)  
(Initial correct response)

that (he or she) is now the current occupant of the dwelling unit on lot(s) \_\_\_\_\_,  
Aladdin Villas Subdivision, City of Mission, Hidalgo County, Texas: that this affidavit is  
made to enable Aladdin Villas Property Owners Association, Incorporated, a Texas non-  
profit corporation, to qualify as housing for older persons as provided by the U.S. Fair  
Housing Act Section (807) (b)(2)(c): (42 U.S.C.A. 3607(b)(2)(c)).

Signature \_\_\_\_\_

Before me, a notary public, on this day personally appeared the person known to me to be  
the person whose name is subscribed to the foregoing instrument and, being by me first  
duly sworn, declared that the statements therein contained are true and correct.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public, State of Texas

**SEAL**

\_\_\_\_\_  
Printed Name of Notary

My Commission Expires: \_\_\_\_\_

**A4c**

# **ALADDIN VILLAS SUBDIVISION**

**IS A**

## **55 AND OLDER COMMUNITY**

1. ALADDIN VILLAS SUBDIVISION IS INTENDED AND OPERATED FOR OCCUPANCY BY PERSONS 55 YEARS OF AGE OR OLDER AS DEFINED IN AMENDED SECTION 807 (b) OF THE FAIR HOUSING ACT.
  
2. FOR FURTHER INFORMATION INQUIRE AT THE ALADDIN VILLAS PROPERTY OWNERS ASSOCIATION, INCORPORATED OFFICE. PHONE (956) 581-1288

**A5**