



## OWNER ESTATE SALE POLICY – 2018

**General Policy:** Owners who wish to have an Estate Sale or Moving Sale, must notify the Board or Property Management Company within 14-days or more, prior to the Estate or Moving Sale for Board Approval. This is to allow for arrangements to be made for programming the Front Visitor Gate to be opened and to make sure all parking and safety issues have been addressed as well as determining the actual date and times for notification to the Membership

### RULES:

1. Owners need to notify the BOD or Property Management Company, in writing, using the current **“Estate Sale Notification Form”**, fourteen (14) days or more, prior to the Estate Sale or Moving Sale. The Owner or their designated representative must receive a written APPROVAL by the Board and once they receive the APPROVAL they must agree all of the following submitted information and conditions:

a. Realtor or Estate Sale Representative Contact information (the person doing the sale of the Estate Items, if this is the owner this is not needed)

b. The Date(s), Day(s) and Times of the Sale so that the VISITOR GATES can be programmed for opening.

c. The **Owner** is responsible to make sure all Community Parking rules are followed, and vehicle parking is on only one side of the street due to the Florida State Emergency Right-of-Way Laws. Owners may be fined before the final sale of their home and will be noted at the closing with the Realtor if damages occur to neighbors lawns or other violations are noted.

### **Common Violations that can be issued to the owner and/or representative:**

1c. Violations can be issued to owners if their visitors are blocking a neighbor's driveway or blocking a neighbor from exiting their driveway safely.

2c. Violations can be issued to owners if their visitors are parked within 15 feet of a fire hydrant.

3c. Violations can be issued to owners if their visitors park on any neighbors lawns or on the Common Public Easements between the street gutters and sidewalks.

4c. Violations can be issued to owners if their visitors are not parked on one side of the street causing a Right-of-Way blockage for emergency vehicles to move freely through the road.

2. Upon review, the BOD will notify the owner if there is a conflict due to other events or parking, since the parking is limited within the community and may be required to have the sale dates changed.



**Agreement Conditions:** Laurel Lakes is a gated Community and there must be a minimal of 14 days' notice to Argus Property Management Company and the HOA Board to allow for notification to the Membership and to prepare for the Entrance Visitor Gate Security Code to be activated or have the gates manually set for opening.

Signage is allowed at the entrance to identify the Location Address and to give direction. Arrow signage can also be placed inside the Community for direction. It is the company's responsibility to remove all signage at the end of each day. It is the responsibility of the company holding the Estate Sale to make sure parking is maintained on one side of the street and not blocking any driveways, mailboxes, or fire hydrants. **NO PARKING IS ALLOWED ON ANY GRASS AREA!** Street parking cannot be on both sides, due to the County Ordinance concerning the ingress and egress of Emergency Vehicles. Damages to owner's or HOA property due to vehicle parking is the responsibility of the company to repair. Earliest Hours to start is 9:30 AM and sales must be completed by 5:00 PM. All visitors must leave the community premises by no later than 6:00 PM.

Estate Sales cannot occur during any period when the HOA is under a declared State of Emergency or during any period when the HOA Board is not working under the normal bylaws of the Association.