

**MAGNOLIA POINT COMMUNITY ASSOCIATION, INC.  
COMMUNITY POLICIES**

**GARAGE SALES, OPEN HOUSES AND ESTATE SALES  
EFFECTIVE JULY 2008**

• **Garage Sales**

Justification: As most residents know, garage sales have been occurring in Magnolia Point. Article 3.1 of the covenants addresses the fact that any activity that becomes a nuisance or annoyance to any resident is strictly prohibited. Due to numerous complaints from residents about the unsightly appearance of the driveways, vehicles parking on lawns and cluttering our already narrow streets, and non residents entering the GATED COMMUNITY to attend them. The vast majority of the residents feel that this is not the image we want to convey of our community and do not want to have to be subject to them on a regular basis. As a result the following policy has been adopted by the Board of Directors:

**Policy: Garage sales are allowed twice a year. The dates for the garage sales shall be the last Sat. in April and the first Sat. in October of each year. Those residents choosing to participate may display a balloon on their mailbox and the merchandise for sale is to be displayed in the driveway as close to the garage as possible.**

• **Open House**

Justification: When owner are required to move or are moving for other reasons such as family problems, the community should not impede the sale of the home by limiting access to non residents interested in purchasing a home in the community. To meet this objective and limit the nuisance to existing residents due excess traffic the following policy has been adopted by the Board of Directors:

**Policy: Open Houses are permitted on Saturday/Sunday afternoons between the hours of 9 and 5 only. One sign may be displayed on the property that indicates an open house is in progress. The sign must conform to community standards. Additionally directional signage can be displayed anywhere within the community to advertise the open house or give directions to its location provided all signage is removed at the conclusion of the open house. It will be the responsibility of the real estate agent holding the open house to provide the guard gate with dated passes that shows the listing, location and directions to the open house that shall be displayed in visitor's automobile window. Additionally the real estate agent shall remain on site at the residence at all times during the open house.**

• **Estate Sales**

Justification: Similar to the need to have guidelines for Garage Sales and Open Houses, the recent number of estate sale in the Magnolia Point community necessitates the need for procedures and policy for the Estate Sales .As such the following policy has been adopted by the Board of Directors:

**Policy: The owner or agent conducting the estate sale shall insure that the guard gate is provided dated passes that identifies the location and provides directions to the estate sale residence. The guard gate will also be notified of or provided with the list of individuals attending the sale. The owner or agent shall insure that sale is conducted inside the residence and not outside or in the driveway. The owner or agent shall insure that parking is handled so as not to create a traffic flow problem within the community.**