
MAGNOLIA POINT COMMUNITY ASSOCIATION, INC.

A Florida Corporation Not-for-Profit
% May Management Services Inc.
475 West Town Place, Suite #112 • St Augustine, FL. 32092
904.940.1002
<https://www.magpt.com>

Effective April 2021

APPENDIX C GARAGE SALES, OPEN HOUSES AND ESTATE SALES

This policy was approved by the Board at a duly noticed meeting on April 12, 2021

1. Garage Sales

Justification: Article 3.1 of the covenants addresses the fact that any activity that becomes a nuisance or annoyance to any resident is strictly prohibited. In July 2008, the Board determined that due to numerous complaints from residents about the unsightly appearance of driveways, vehicles parking on lawns and cluttering our already narrow streets, and nonresidents 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 garage sales on a regular basis. As a result, the following policy was adopted by the Board of Directors:

Policy: Garage sales are allowed twice a year. The dates for the garage sales shall be the last Saturday in April and the first Saturday 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.

2. Open Houses

Justification: When owners 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 nonresidents interested in purchasing a home in the community. To meet this objective and limit the nuisance to existing residents' due to excess traffic, the following policy has been adopted by the Board of Directors:

Policy: Open Houses are permitted on Saturdays and Sundays between the hours of 9am and 5pm only. One sign (maximum of 11" x 14") may be displayed on the property that indicates an open house is in progress. The sign must conform to the same community standards as real estate signs. 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 is the responsibility of the real estate agent holding the open house to provide the gate house with details of the open house to include: the real estate listing

location and directions to the open house. Additionally, the real estate agent shall remain on site at the residence at all times during the open house.

3. Estate Sales

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

Policy: The owner or agent conducting the estate sale must:

1. Complete and submit the below Estate Sale Vendor Agreement prior to the sale, agreeing to comply with the community's policy.
2. Ensure that the gate house is provided with a copy of the signed / approved agreement.
3. Provide dated flyers that identify the location and provides directions to the estate sale residence.
4. Provide the gate house with a list of individuals working at the sale.
5. The owner or agent shall insure that the sale is conducted inside the residence and not outside or in the driveway.
6. The owner or agent shall insure that parking is handled so as not to create a traffic flow problem within the community.

Estate Sale Vendor Agreement

1. The following requirements for conducting an Estate Sale in Magnolia Point are agreed to be accomplished and followed. If these requirements are not met by the organizer signing below, MPCA will immediately revoke this agreement and close the sale, remove entrance signs and will not admit additional persons for the sale.
 - All signage must conform to the community standards for real estate signs. Signage is only permitted during hours of operation and must be a maximum size of 11” x 14”.
 - Hours of operation and days permitted are: Thursday, Friday and Saturday only (no Sundays); all sales are limited to 10am to 3pm.
 - There will be no “pre-look”, nor a “pick up later day”.
 - Patrons shall not be allowed to park on grass, in front of mailboxes or driveways.
 - All items for sale must be inside the home, in the garage or backyard patios. No items for sale shall be placed in the driveway.
 - Only items originally in the home are available for sale. - NO OUTSIDE ITEMS WILL BE BROUGHT INTO THE COMMUNITY TO BE SOLD.

2. A MPCA representative shall tour the home before permission for the estate sale is granted.

By signing this document, you agree to all conditions contained herein.

Dates of Sale:		
Vendor Name	Vendor Contact Number	Vendor Signature
Client Name	Client Address	Client Signature
Approved by:	Date	Signature

Please forward completed form to cam@magpt.com.

Revised 12 April 2021 / whn2