

GARAGE and ESTATE SALES

Garage Sales and Personal Property Sales are not permitted in SCHOA. Refer to the Covenants, Article VIII, Section 1 and Article IV, Section 1. (a). The SCHOA has determined that Garage Sales and Personal Property Sales are not conducive to the roads and traffic patterns of the HOA. The roads are narrow, winding, and hilly with obstructed views. There are no sidewalks or safe “shoulders” for pedestrians. The properties do not lend themselves to multiple vehicle parking. The SCHOA sign requirements do not lend themselves to applicable use. There is only 1 means of ingress and egress into the community and the speed limit does not offer safe travel for sales devotees searching for their destination. Further, the number of sales, duration of sales, signs of any fabrication all create an unsightly appearance to a residential community.

Estate Sales are permitted as one-time events for the liquidation of personal property often associated with the transfer and sale of a Lot and Home. In observance of the Covenants, more specifically Article VIII, Section 1, the property is restricted to Single Family Residential Use and per Article IV, Section 1, (a), the authority of the HOA to establish rules and regulations uniformly promulgated and enforced, the following procedure regarding Estate Sales shall be strictly enforced:

1. The Lot owner shall request to conduct an estate sale.
2. The event is in conjunction with the sale of the Lot/Home.
3. The sale shall be conducted by a licensed estate sale contractor.
4. The event shall occur during the last thirty (30) days prior to the date of transfer and shall be limited to 2 consecutive days.
5. The contractor shall be the sole source of advertising and may place two (2) directional signs as directed by the SCHOA. Such signs shall meet the SCHOA Sign Specifications. The signs shall be erected each day and removed before 5 pm each day.
6. The Lot Owner and the Estate Sale Contractor shall execute a written agreement provided by the HOA in advance of and prior to the sale date.