

## **ROSEDALE GARDENS HOMEOWNERS ASSOCIATION**

### **Estate Sale Policies and Procedures**

The Rosedale Gardens Homeowners Association, Inc. Covenants & Restrictions, which govern the community, prohibit garage sales & yard sales. However, The Board of Directors (Board) understands estate sales within the community may be necessary from time to time. It is also necessary to protect the privacy and safety of all residents of the Rosedale Gardens Homeowners Association (HOA), as well as prevent major inconveniences on behalf of all parties involved.

A request for an estate sale must be submitted in writing no less than two weeks prior to the date of the sale and must be approved by the Board. Following are policies and procedures put in place by the Board regarding estate sales:

1. Estate sales may be held for one day only between 8 a.m. and 5 p.m. Saturday is the recommended day.
2. A professional estate sale company must be hired to conduct the sale and a copy of the contract must be provided to the Board.
3. The resident requesting the estate sale must provide a guard at the entrance gate. The guard must have a gate opener and will control access to the community during the sale.
4. No more than 10 buyers' cars will be permitted in the community at any time regarding the sale.
5. Parking for the sale will be determined in advance by the Board, and the resident requesting the sale must provide designated parking signs.
6. No vehicle larger than a pick-up truck (e.g., U-Haul, moving truck, etc.) may enter the community except when picking up items purchased. A receipt must be shown at the gate for access by large vehicles and loading shall be done from the alley where possible. Delayed pick up is encouraged if multiple items are purchased by a single buyer.
7. No early sales are permitted under any circumstance.

For questions or concerns regarding an estate sale, please contact a Board member or Meagan Royer, property manager. Meagan's number is 236-4747, x20, or email [mhall@propertyokc.com](mailto:mhall@propertyokc.com)