

RESOLUTION NO. 2011 - 04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ARBORS HOMEOWNERS ASSOCIATION REGULATING GARAGE, YARD AND ESTATE SALES

WHEREAS, Article X, Section 2, of the Arbors Declaration of Covenants, Conditions and Restrictions gives the Board the right to establish reasonable rules and regulations concerning the use of the Common Property and Common Areas, any facilities located thereon, and individual Lots and Units; and

WHEREAS, the Board of Directors feels that it is in the best interests of the residents of the Arbors that regulations regarding garage, yard and estate sales in the Arbors be enacted.

NOW, THEREFORE, BE IT RESOLVED THAT the following regulations relating to garage, yard and estate sales are hereby enacted:

1. Garage and yard sales are strictly prohibited within the Arbors.
2. Estate sales are permitted only after approval by the Board. An application for approval to conduct an estate sale shall include the following:
 - a. The address of the property where the estate sale will take place.
 - b. The date on which the estate sale will take place.
 - c. The hours that the estate sale will take place.
 - d. The name and cell phone number of the agent who will be on-site the day of the estate sale.
 - e. A traffic plan for the day of the estate sale.

Parking shall be permitted only on the south side of Bordeaux Lane – *but not beyond Montrachet Court* - and on the east side of LaFite Lane. Parking is NOT permitted in any court or in *any* roundabout. This information shall be clearly disseminated in any advertising of the estate sale. Cars that park on Bordeaux or LaFite Lanes shall park on the pavement only, NOT on the berm. Signs, barricades or pylons shall be placed along both streets in order to ensure that the approved parking plan is adhered to. In addition, the on-site agent shall station additional personnel as needed throughout the Arbors to ensure that the traffic plan is followed.
 - f. A \$500 security deposit (Certified or Cashier's check only) to guarantee that the parking plan is adhered to and that no damage is done to Arbors property.
 - g. Homes where estate sales take place shall have one restroom available for patrons and shall prominently provide notice of same on the premises.
3. Any resident who holds a garage or yard sale or who holds an estate sale without the Board's approval shall be subject to a fine of \$300 which fine shall become an assessment against the lot.

IN WITNESS WHEREOF, the Board of Directors of the Arbors Homeowners Association has adopted the foregoing Resolution at the regular meeting of the Board of Directors convened this 19th day of September, 2011.

ARBORS HOMEOWNERS ASSOCIATION

/s/ William B. Gordon
President

ATTEST
/s/ Mary Lou Zemaitis
Secretary