



POLICY RESOLUTION NO. 31

ESTATE SALES

WHEREAS, the By-Laws of the Tanoan Community Association, Inc., Article VI, Section I, provide that the Tanoan Community Association (TCA) Board of Directors shall manage the affairs of the Association; and

WHEREAS, the Tanoan Association Master Restrictions, Section 3.04, (f), (3) limits the number of "sale" signs to one (1), with a maximum face area of three (3) square feet;

WHEREAS, a Yard Sale is defined as a sale of miscellaneous household goods, often held in the garage or front yard of a person's home.

WHEREAS, an Estate Sale is defined as the one-time liquidation of household goods. The following conditions must be met for approval of an Estate Sale:

NOW, THEREFORE, BE IT RESOLVED THAT the following guidelines shall be applied when handling Estate Sales.

1. The owner/resident must submit a completed Estate Sale Request Form, to the Community Relations Manager or General Manager at least ten (10) calendar days prior to the desired sale date.
2. If an Estate Sale Request Form has not been signed and submitted by the owner/resident, or if any of the conditions outlined in the form are violated, individuals arriving to attend the sale shall not be granted entry by Academy Gate personnel.
3. The sale may not be held for more than two (2) consecutive days, and cannot take place on a Sunday or National Holiday.
4. Hours of operation for estate sales are limited to 9:00 a.m. to 2:00 p.m.
5. The sale must limit items in possession of the owner/resident prior to the sale, e.g., it is not permitted to bring outside merchandise into the community for the sale.
6. All sale items are to be kept inside the home, back yard, or garage, and shall not be visible from the street.
7. Garage doors are to remain closed except for brief periods to accommodate loading operations.
8. No signs are permitted, with the exception of one (1) sign in the front yard of the Estate Sale residence.
9. Adjoining neighbors must be notified of the dates and times of the planned Estate Sale at least seven (7) calendar days before the sale takes place.
10. Estate Sale patrons must use the Academy Gate entrance.
11. The owner/resident must provide traffic/parking control. All vehicles must be parked with the flow of traffic, and may not block public streets, fire hydrants, sidewalks, driveways, or mailboxes of neighboring residents.
12. The owner/resident must provide Academy Gate Attendants with maps for distribution.
13. The owner/resident is responsible for Estate Sale patrons' compliance with TCA Community Rules, including damage to neighboring properties.
14. The owner/resident is responsible for clean-up of trash left outdoors following the Estate Sale.
15. Yard/Garage sales are not permitted under any circumstances within the confines of the TCA.
16. The Community Relations Manager and/or General Manager has the authority to close the Estate Sale operation for non-compliance of TCA rules.

Note: This Resolution Number 31 is an original issue.

THIS RESOLUTION WAS INTRODUCED, READ, PASSED AND ADOPTED at the regular

Attested by:


Duffeen Kozick
Community General Manager

Date:

9-21-2018

Approved By:


Katie Jones
Vice President - Board of Directors

Date:

9-21-18