

Solana Lake Condominium Association

Regulations for Estate and Moving Sales

The Association recognizes that residents or their heirs may wish to dispose of the entire contents of their units through a public sale. This would generally be either an Estate Sale or a Moving Sale. Sales of this type present significant problems for both the Association and for affected residents. These include: 1) a significant volume a visitors arriving in a short time requiring access, 2) the movement of large pieces of furniture by untrained people into and out of the elevators, 3) property for sale located in multiple locations (unit and garage), 4) outside agents may be employed to coordinate sales without familiarity with Solana Lake rules and procedures, 5) general inconvenience and disruption for other residents, 6) congestion in the parking areas and 7) lack of supervision and control of visitors once inside the property.

For these reasons, the Association has implemented the following regulations for sales conducted for authorized sales on the Solana Lake property:

1. Sales will be permitted only for Estates and for residents permanently leaving the Association.
2. Sales for any unit will be limited to one event on three consecutive days; Friday, Saturday and Sunday only.
3. Only one public sale will be allowed on the property during any one weekend.
4. The permitted time of the sales will be 9:00am – 1:00pm Friday & Saturday and 11:00am – 3:00pm Sunday. No visitors to the property are permitted at any other times. Organizers may permit residents a preview or early opening time, if desired.
5. Heirs, their agents, or residents must contact our management company, Keys Property Management (321-784-8011) at least 7 days prior to the event to register, schedule the sale, and to obtain gate access information if necessary. Scheduling is first come - first served.
6. Selection of an agent employed and the enforcement of any contract is the sole responsibility of the owner or heirs.
7. If a paid agent is employed to conduct the sale, they will be required to present proof of liability insurance at the registration time.
8. Because of the large number of potential buyers, the normal gate and building access system will not be utilized nor will the gates or building doors be left open. The sale organizer must either provide personnel to man the gate using an access card provided by the unit owner to grant access OR to hire a guard from the Solana Lake security company to perform the same duty.
9. The representative or guard will collect the drivers' license from each arriving car. They will allow only ten cars to be on the property at a time. When the limit is reached additional cars must wait until prior visitors retrieve their licenses upon leaving. They will then be allowed entrance.
10. Prior to granting entrance, visitors should be given clear directions to the appropriate building.
11. At the building, the organizer must provide personnel to open the door and to escort the buyers up to the unit. A sign should be posted advising buyers to wait for entrance and escort to the unit.
12. Sales will be permitted from the unit garage only if a representative is always present. The garage will be kept closed whenever it is not manned. The main garage doors should remain shut at all times.
13. No items of any kind may be brought onto the property to supplement the unit inventory.

14. Notification signs near the property will be limited to two signs (one in each direction) at the North Atlantic Avenue entrance and one at the turn into the property from Shorewood Drive.
15. The organizer must arrange for the Association to put up the protective cushions in the elevator.
16. An information notice advising building residents of upcoming sale, the times of the sale, and the need to lock or close their garage, stairwell and unit doors should be posted several days prior to the sale.
17. The organizer must arrange for the removal of any unsold property on completion of the sale. No items may be placed in the building dumpsters or trash bins.
18. All signage on the roads, call boxes and buildings must be removed immediately following the completion of the sale.
19. Any damage to the elevators or Association property will be billed to the owners or heirs.
20. Any questions regarding this procedure should be addressed to our management company.

Approved,

Solana Lake Board of Directors

July 2017

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