

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC017
POLICY TITLE: GARAGE AND ESTATE SALES*
POLICY ADOPTED: MAY 9, 2002
POLICY REVIEWED: AUGUST 15, 2011, SEPTEMBER 19, 2016,
JANUARY 18, 2021
POLICY REVISED: AUGUST 15, 2011, OCTOBER 17, 2016

POLICY STATEMENT:

A Request for Garage or Estate Sale Approval must be submitted and approved **14 days** prior to the organizing of any such sale. (Form MRC017 follows policy). By submitting this form, a co-owner or responsible party certifies that they will comply with the following requirements:

1. Assumes all liability for correcting any damage to the common elements resulting from such sale.
2. Is responsible for ensuring that unimpeded access to all driveways, fire hydrants and mailboxes is maintained during the sale.
3. Will comply with sign guidelines. These guidelines require that no signs be posted along roadways within the Association. Signs may be posted on roads around the periphery of the Association (Washington, Dequindre, Runyon), to the extent that they are permitted by the City of Rochester. One sign not exceeding 30 inches by 30 inches may be posted adjacent to the co-owner's driveway. Signs may be posted only during the actual hours of the sale.
4. No pennants or flags shall be displayed that are visible from the exterior of the unit.
5. Agrees to completely and fully (including all attorney's fees and costs of defense) indemnify and hold harmless the Association from any and all damages, losses, costs, expenses, claims, actions, causes of action, suits, administrative proceedings, debts, controversies, liabilities or any and all other obligations, claims or rights all in their entirety whatsoever, in law or in equity, which are or may be brought by any person or entity by reason of any act, action, inaction, omission or circumstance arising directly or indirectly from the holding of the garage or estate sale within the Condominium.

***NOTE: Co-owners must submit a REQUEST FOR GARAGE OR ESTATE SALE APPROVAL FORM to the Management Company.**

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APPROVAL must be obtained PRIOR to holding a garage or estate sale.

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REQUEST FOR GARAGE OR ESTATE SALE APPROVAL

(Approval of the Board of Directors is required prior to the holding of any sale.)

Co-Owner or Responsible Party's Name: _____

Address: _____ **Unit #:** _____

Phone #: _____

Requested Type of Sale: **Garage Sale** _____ **Estate Sale** _____

Name of Co-owner or responsible party on site during sale hours responsible for supervision of the sale: _____

If not the Co-owner, indicate your relationship _____

Dates and Hours of Sale: _____

By submitting this form, the co-owner or responsible party certifies that they will comply with the following requirements:

1. Assumes all liability for correcting any damage to the common elements resulting from the garage or estate sale.
2. Is responsible for ensuring that unimpeded access to all driveways, fire hydrants and mailboxes is maintained during the sale.
3. Will comply with sign guidelines. These guidelines require that no signs be posted along roadways within the Association. Signs may be posted on roads around the periphery of the Association (Washington, Dequindre and Runyon), to the extent that the City of Rochester permits them. One sign not exceeding 30"x30" may be posted adjacent to the co-owner's driveway. Signs may be posted only during the actual hours of the sale.
4. Agrees to completely and fully (including all attorneys fees and costs of defense) indemnify and hold harmless the Association from any and all damages, losses, costs, expenses, claims, actions, causes of action, suits, administrative proceedings, debts, controversies, liabilities or any and all other obligations, claims or rights all in their entirety whatsoever, in law or in equity, which are or may be brought by any person or entity by reason of any act, action, inaction, omission or circumstance arising directly or indirectly from the holding of the garage or estate sale within the Condominium.

Signature of Co-Owner or Responsible Party: _____

Date: _____

Approved By: _____ **Date:** _____

Mail this completed form to the Management Company.