

## **Yard Sales/Garage Sales Resolution** **The Governing Documents Are Silent.**

**Situation:**

Yard sales/garage sales are being held in the community at times other than the annual yard sale/garage sale approved by the Board of Directors.

**Solution:**

The Board of Directors passed a policy resolution that would allow responsive action when owners raise complaints or questions regarding yard sales/garage sales within the community. The Association allows one annual community yard sale/garage sale, which is in keeping with past policy of the community. This yearly event requires approval of the Board of Directors.

**WHEREAS**, the Board of Directors of The Parkway Place Homeowners' Association, Inc. is empowered to adopt rules for the common areas of the Association pursuant to the Declaration of Covenants, Conditions, and Restrictions, as stated in Article 4, Section 4.2.2, Property Rights in the Common Areas, as well as Article 12, Section 12.1.1, Rules, Regulations and Restrictions, and

**WHEREAS**, there is a need for the Board to give clarification concerning what is allowed and not allowed for the Parkway Place community, and

**WHEREAS**, it is the intent that this policy be applicable to yard sales/garage sales, until such time as this resolution is rescinded, modified, or amended by a majority of the Board of Directors.

**NOW THEREFORE, BE IT RESOLVED THAT** the following policy shall be adopted by the Board of Directors: No yard sales/garage sales or other sales of personal property placed on the exterior premises of any property shall be allowed, other than the annual community yard sale/garage sale that requires advance approval of the Board of Directors.

IN WITNESS WHEREOF, the undersigned have executed this resolution the 24<sup>th</sup> day of February, in the year 2010.

Enacted: 2/24/2010

Effective: 2/24/2010

Approved:

Date: 2/24/2010

President: 

Secretary: 