

Policy Resolution No. 2025-2
Rules on Estate and/or Auction Sales
The Governing Documents Are Silent

Situation:

Homeowners, Next of Kin and/or legal representatives are wishing to have Estate and/or Auctions sales prior to home sale.

Solution:

The Board of Directors passed a policy resolution that would allow Homeowners, their Next of Kin and/or legal representatives to have either Online Estate and/or Online Auction sales.

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 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be applicable to allowing where possible Online Estate and/or Online Auction sales, until such time this resolution is rescinded, modified, or amended by a majority of the Board of Directors.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:

The annual Community Wide Yard Sale is not subject to the following requirements.

Yard Sales/Garage Sales ban is still enforced per the February 24, 2010 Resolution on these types of sales.

Online Estate and/or Online Auction Sales are only permitted when residence's status is sales pending or sold.

Option 1: Sale by Appointment:

- The maximum number of buyers may not exceed five individuals at any one time.
- Homeowner, their Next of Kin or their legal representative conducting sale will be responsible for:
 - Securing approval 30 days in advance from Parkway Place HOA Board of Directors
 - Notifying adjacent and surrounding neighbors of planned event.
 - Securing state/county permits should they be required.

Option 2: Online Estate Sales

- Resident, their Next of Kin, or their legal representative conducting Online Estate sale will be responsible for:
 - Securing approval 30 days in advance from Parkway Place HOA Board of Directors.
 - Notifying adjacent and surrounding neighbors of planned event.
 - Securing state/county permits should they be required.
 - Not allowing any more than five individuals at any one-time during pickup.
 - Providing organized crowd control during, and adherence to all safety concerns, i.e., unlawful parking, blocking driveways and/or street access, mailboxes, etc...

- Financially responsible for costs to repair damage to surrounding property.

Option 3: Online Auctions will be permitted with the following restrictions:

- State Licensed Auctioneer conducting auction.
- Pre-auction open house is allowed with the following restrictions:
 - Maximum number of buyers may not exceed five individuals at any one time.
- Residents, their Next of Kin and/or their auction agents shall be responsible for:
 - Securing approval 30 days in advance from Parkway Place HOA Board of Directors .
 - Notifying adjacent and surrounding neighbors of planned event.
 - Securing state/county permits should they be required.
 - Not allowing any more than five individuals at any one-time during pickup.
 - Providing organized control and adherence to all safety concerns, i.e., unlawful parking, blocking of driveways and/or street access, mailboxes, etc...
 - Financially responsible for all costs to repair damage to surrounding property.

Securing Approval from Parkway Place HOA Board of Directors

Submission of Letter and/or Email to:

Hall Associates Inc. PO Box 20468 Roanoke, VA 24018

Email Address: cgreene@hallassociatesinc.com

Information required:

Address of Homeowners home

Estate or Auction companies

Company Name

Point of Contact

Address

Phone Number

Auctioneers License Number

Dates of Sale (beginning to end)

Estate Sales and Auctions require a \$500 deposit payable to Parkway Place Homeowners Association.

Deposit is refundable if all noted conditions and restrictions are met as determined by the Parkway Place HOA Board of Directors.

In Witness Whereof, the undersigned have executed this resolution the 22nd day of April in the year 2025

Board Member	Yes	No/Abstain	Absence
Stephen Minnix	X		
Gary Baber	X		
Sybil Hayes	X		
Karen Hankins	X		
Sue James	X		

Mailed out 04/22/25 by Christina D. Greene (Managing Agent).