SCENIC OAKS PROPERTY OWNERS ASSOCIATION, INC.

ESTATE AND GARAGE SALE POLICY

The Scenic Oaks Property Owners Association, Inc. (the "Association") Deed Restrictions in Article II, Section 2 state that "No professional, business or commercial activity to which the general public is invited shall be conducted on any lot." The Association believes that the term "general public" means all persons and is not limited or restricted to a particular class of people. The Association also believes that this deed restriction refers to garage sales and estate sales where the activity is advertised to the general public through the internet or an advertisement and there is no restriction on persons wanting to attend the event.

A garage sale will be defined as a sale of a portion of the tangible property at a residence netting less than $3000. An estate sale will be defined as a sale to dispose of a substantial portion of the materials owned by a person or persons who are recently deceased or who must dispose of their personal property to facilitate a move.

The Association understands that when a family member or loved one has passed away, the trustee, executor, or administrator of the estate will have to figure out what to do with all the house contents and their belongings. Most times, it is advisable to clear out and clean out the home to get the house ready for sale. Sometimes a resident may need to move from their gated community home and into a nursing home or other assisted living arrangements. Unfortunately, there is a life's worth of treasures, furniture, and possessions that can't make the move.

It is proposed that an estate sale only be permitted when the following conditions have been met. These conditions are:

a) A request for the estate sale must be presented to the Association Board of Directors at the monthly Association and receive approval prior to the estate sale being conducted.
b) A company that holds estate sales as part of their normal business activity must conduct and manage the estate sale.

c) Only attendees at the estate sale who have pre-registered and received an appointment with the company prior to arriving at the front entrance will be permitted to attend the estate sale.
d) Advertising for the estate sale will not contain the lot address or subdivision name.
e) A maximum of 6 appointments will be permitted access to the estate sale per hour.
f) No signage except at the lot location will be permitted.
g) The estate sale may last no longer than 2 days
h) The estate sale must be conducted between the hours of 9:00 AM and 4:00 PM
i) Attendees will be required to provide drivers license and vehicle license information to the entry station officer

Individual garage sales will not be allowed. The Association has previously allowed a community garage sale to take place once during each calendar year. It is proposed that a single community garage sale be permitted when the following conditions have been met. These conditions are:

a) The community garage sale will not be an Association event and will be managed by the residents.
b) A request for the community garage sale must be presented to the Association Board of Directors at the monthly Association at least 3 months prior to the date of the community garage sale and receive approval prior to the estate sale being conducted.
c) A separate lane for garage sale attendees will be provided at the subdivision entry.
d) The residents managing the community garage sale must provide personnel to manage the separate entry lane.
e) Attendees will be required to provide the driver's name and vehicle license information to the personnel managing the separate entry lane.
f) Signs may be placed at the entrance to the subdivision.
g) All signage at the front entrance must be picked up at the conclusion of the event.
h) The garage sale may be conducted only on a Saturday between the hours of 8:00 AM and 2:00 PM.