



ADMINISTRATIVE RESOLUTION NUMBER 2022 - 01

GARAGE/YARD SALES AND ESTATE SALE

WHEREAS, Article VI, Section 6.2, Board of Directors and Officers, of the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Vistoso Community Association (the "Association"), and Section 1.4, Association Responsibilities, of the Amended and Restated Bylaws of the Association, provide for the management of the affairs of the Association;

AND WHEREAS, Article VI, Section 6.3, Association Rules, of the Amended and Restated Declaration of Protective Covenants, Conditions, and Restrictions, the Board is authorized to adopt, amend, and repeal the Association rules. The Association rules may restrict and govern the use of Common Area, provided, however, that the Association Rules shall not discriminate among owners and Occupants except to reflect their different rights and obligations as provided herein, and shall not be inconsistent with the Declaration, the Articles, or the Bylaws. The Association Rules shall be intended to enhance the preservation and development of the Covered Property, the Common Areas, and the Limited Common Areas.


AND WHEREAS, Article IV, Section 4.7, Powers and Duties, of the Amended and Restated Bylaws of the Association gives the Board of Directors of the Association all powers necessary to, and shall be responsible for, the administration of the affairs of the Association.

NOW, THEREFORE, BE IT RESOLVED THAT the attached Garage/Yard Sales and Estate Sales Policy replaces the resolution adopted on June 30, 2011 and is adopted as Administrative Resolution Number 2022 - 01 by the Board of Directors.

This Administrative Resolution is adopted the 28th day of July 2022 by the Board of Directors of the Association.

ATTEST:

7/29/2022
Date


VCA Secretary

Approved on: July 28, 2022



GARAGE/YARD SALES AND ESTATE SALES

PURPOSE: In the best interest of the Association to limit garage/yard sales to community-wide yard sales due to excessive pedestrian & vehicular traffic and permit estate sales with restrictions.

APPROVAL AUTHORIZATION: General Manager and Board of Directors

GARAGE/ YARD SALES: No garage /yard sales are allowed unless on approved dates. Owners may only conduct garage/yard sales when the Association has designated a date for a community-wide yard sale. The Association will use its best efforts to conduct at least one community- wide yard sale pe year. The Association shall regulate signage and advertising.

ESTATE SALES:

- Residents must submit a written request and receive written approval from the association to conduct an estate sale.
- A bonded and license professional estate sale company must conduct the event and proof must be provided to the association.
- The estate sale will be for one day from the 8:00am until 3:00pm.
- Only one estate sale per owner per single family home or patio home, no condominiums, or apartments.
- May only be held in the event of death or moving. Must be associated with the sale of the property.
- Advertisement and signage must conform with HOA rules.

Approved on: July 28, 2022