

The Manor Homes at Aldingbrooke Condominium Association

Estate and Moving Sales Policy

Public sales within the community have the potential to increase traffic flow on community streets as well as opportunities for damage to lawns and irrigation. Co-owners have a right to peace and quiet as well as peace of mind. Further, the Condominium Bylaws, Article VI, Section 6 Use of Common Elements prohibits garage or yard sales without written Board approval, a statement by inference that includes any kind of sales including estate and moving sales.

Whereas, the Board of Directors of The Manor Homes at Aldingbrooke Condominium Association is empowered to govern the affairs of the Association and,

Whereas, the Association is responsible to maintain the community as indicated in the Condominium Documents,

Therefore, be it resolved that co-owners may, subject to the restrictions described herein, hold an estate or moving sale provided they comply with the conditions stated below. This policy shall not affect the garage or yard sale conditions stated in the Condominium Bylaws referenced above.

An estate sale shall be defined as a sale of personal goods if the co-owner of the unit is deceased and there is no surviving spouse, and the intent of the sale is to vacate the unit for purposes of real estate sale.

A moving sale shall be defined as a sale by and for the co-owner of a unit to dispose of personal goods or property with the intent of vacating the unit for change of unit ownership.

1. The co-owner of a unit, or his/her appointed representative, shall notify the Association in writing at least 10 days in advance of the anticipated estate or moving sale.
2. Written notice of the intended sale shall be accompanied by a \$200 deposit to cover possible damage caused by such sale to the common elements of The Manor Homes at Aldingbrooke Condominiums. Deposit, less cost of repairs for any damage, shall be returned within two weeks.
3. The estate or moving sale shall not be longer than three days.
4. Signage associated with the estate or moving sale shall comply with West Bloomfield Township signage rules and shall further be restricted to one free standing sign in front of the unit, to be displayed only during actual hours of the sale.
5. This policy pertains to estate and moving sales.

A violation of this policy will result in a five hundred dollar (\$500.00) fine pursuable through small claims court or other legal action as permitted.

Policy approved by the Board: 09/07/2011
Policy mailed to co-owners: 11/04/2011
Policy effective: 12/04/2011