

Huntington Landmark Senior Adult
Community Association



Revised 2019 – Real Estate and Open House Rules

REAL ESTATE RULES:

1. Owner must contact security to authorize entry for an agent/client in order to show the property.
2. The prospective agent, buyer or tenant will be given a one-day pass, including directions from the front gate to the property for sale, rent or lease where they will be met by the owner or agent.
3. Prospective buyers or tenants must be accompanied at all times by the owner or agent while on Huntington Landmark property.
4. Agents are required to show security their business card. If the business card does not bear the agent's picture, their driver's license or broker's ID must also be shown.
5. It is the responsibility of the owner or agent to authorize the admittance of appraisers/photographers. Owner/agent must accompany them while in the community.
6. Agents and/or clients visiting the Recreational area are not permitted to use the facilities and may not interfere with any activity in progress. Prospective buyers or tenants must be accompanied by the owner or agent at all times.
7. Owner/agent is responsible for ensuring that the buyer or renter leaves the community as soon as the property showing is complete.
8. **SIGNS: One (1) standard "For Sale" or "For Lease" signs not to exceed 22" wide X 19" high and one (1) rider sign not to exceed 24" wide X 7" high – NO EXCEPTIONS.** Also, listings may be placed on the bulletin board in the Main Lounge (contact the Recreation personnel) and on the Realtor Kiosk directly adjacent to the Atlanta guard shack inside of the gate (contact Management office).

REAL ESTATE OPEN HOUSE RULES:

1. Open houses are allowed Friday through Sunday, 9 a.m. until 4 p.m.
2. **A maximum of five (5) 9" high X 24" wide directional "arrow" signs (from the Association approved sign vendor) are permitted for display within the complex for each Open House during the hours of the open house. Only one (1) sign per corner going any one direction is allowed. Signs must be removed promptly at the open house conclusion (FLAGS ARE NOT ALLOWED).**
3. **One (1) 24" wide X 28" high maximum size Realtor-type sign (one per Realtor Team) is also allowed outside of the Atlanta Gate on City property (during the Open House only).** See security for location. **One (1) 24" wide X 28" high maximum size Realtor-type sign is allowed in front of the Unit for sale (during the Open House only).**
4. **The two (2) 24" X 28" signs mentioned above, may be on one or two thin metal legs which penetrate the soil no more than three inches (during the Open House only).**
5. Signs may not impede walkways, etc. They cannot be attached to the exterior of the Unit. Realtor signs cannot be attached to or hung on posts, signs, streetlights, trees, etc. They must be freestanding on the ground.
6. Owner/agent is to notify security of an open house at least 2 hours in advance. Security must be provided with twenty brightly-colored one-day passes for guests. The passes must include directions from the front gate to the closest available parking area. A sample of the one-day pass follows.
7. Security will enter the vehicle license plate number and driver name into their computer as guests of the owner holding the open house and fill in that information on the one-day pass.
8. Security will stress to the guest that specific driving directions to the Open House are printed on the pass.
9. Prospective buyers/tenants are allowed to drive unaccompanied from the front gate to the Open House where they will be met by the owner/realtor or realtor's representative.

10. Prospective buyers/tenants will be accompanied by the owner/realtor or the realtor's representative if they wish to view other Huntington Landmark amenities, such as the Recreation area.
11. Owner (or agent) shall be responsible for providing a current copy of Landmark's Rules & Regulations booklet to prospective owners prior to close of escrow.
12. Open house guests are to immediately exit the community following attendance. They may not linger within the community. **HOMEOWNER ARE RESPONSIBLE FOR THEIR GUESTS AT ALL TIMES.**
13. Upon sale or lease of a unit, all signs must be removed immediately.

(SAMPLE ONE-DAY PASS)

(FORM TO BE COMPLETED BY OWNER AND GIVEN SECURITY 2 HOURS IN ADVANCE OF OPEN HOUSE)

<u>DATE</u>	<u>TIME</u>	<u>UNIT #</u>	<u>REALTOR NAME/OWNER NAME</u>	<u>CONTACT PHONE</u>
Saturday July 20, 2013	12 Noon-3PM	1234-A	Jane Doe, realtor Representing owner John Smith	714-555-1234

DIRECTIONS FROM ATLANTA GATE:

1. Proceed through Atlanta entry gate
2. Continue straight on Greenfield to (said street)
3. Turn right on (said street)
4. Proceed to (said street)
5. Building XXXX, Unit X
6. Park in any empty parking space or along any portion of unpainted curb in front of the Unit. **Do NOT park in the garage area, it is for residents only.**

License Number _____ Driver's Name _____
(to be completed by Security) (to be completed by Security)

Welcome to Huntington Landmark!

You are being given permission to attend the above listed Open House ONLY. If you wish to view other Huntington Landmark amenities, please make arrangements with the owner or realtor to escort you. You are to immediately exit the community following your attendance of the Open House. Thank you!

Association-Approved Sign Company

All Signs, Inc.

(714) 375-7446

Allsignsinc.com

info@AllSignsInc.com