

Graemont Estates Homeowners Association

Rules and Regulations

Pertaining to Garage and Estate Sales

Pursuant to the Graemont Estates Residential Subdivision First Amended and Restated Declaration of Covenants, Conditions and Restrictions (Herein called the "DCCR"), notarized the 11th day of May 2016. Recorded in Real Property Records of Smith County Texas on May 16th 2016 by Karen Phillips, County Clerk.

The Graemont Estates Board of Directors hereby finds there is a need to establish orderly procedures and structure for owners requesting permission to conduct garage and estate sales pursuant to the DCCR, Article XII Use Rules and Restrictions, Section 12.39, Garage and Estate Sales.

The following Garage and Estate Sale Rules have been established by the Board:

1. Sales are restricted to one-time moving and one-time estate sales.
2. An estate sale is to dispose of personal property which was owned by a person who is recently deceased. The survivors or heirs may conduct an estate sale whether or not they plan on selling the Graemont real-estate property.
3. A moving sale is when property owner is liquidating their personal property prior to a move from their Graemont real estate property.
4. Owners or agents of owners conducting these sales may not bring in additional items owned by other parties to be sold in Graemont.
5. Owners must request Board approval to conduct a sale. Once reviewed, the Board will contact the owner regarding approval.
6. Requests to the Board should be sent to GraemontHOA@Gmail.com and include information regarding the type of sale, date and hours of operation.
7. Sales are limited to two days between 9:00 A.M. and 5:00 P.M. and the entrance/exit gates will be left open during those times requested by the owner.
8. The gates will commence normal operation at 5:00 P.M the day(s) of the sale.
9. Every effort should be taken to insure the privacy and integrity of neighboring owners and properties. Owners conducting sales are asked to monitor traffic and ask the public to not block or park in adjacent owners' driveways.
10. No sale signs are allowed in the common area at the front gate. The owner may place a temporary sign on their property the day of the sale.
11. Shortly after 5:00 P.M. the owner must clear their property of unsold items, tables, signs and other sale accessories.

IT IS FURTHER RESOLVED that the purpose of these Rules and Regulations Pertaining to Garage and Estate Sales is to provide a standard for the Association. Notwithstanding these Rules and Regulations, If circumstances warrant a variance from the Association's published Rules and Regulations, the Board will document the reasons for the variance in the minutes of its meeting.

IT IS FURTHER RESOLVED that in case of conflict between a provision of these Rules and Regulations and the Declaration and Bylaws, the provisions of the Declaration and Bylaws are controlling.

IT IS FURTHER RESOLVED that these Rules and Regulations are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

By signing below, I certify that the foregoing Rules and Regulations Pertaining to Garage and Estate Sales were adopted by the Board of Directors of Graemont Estates Homeowners Association on April 8, 2019

Authorized Director:



4.10.2019

Printed Name:

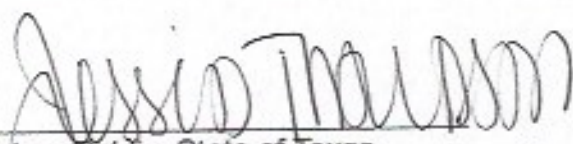
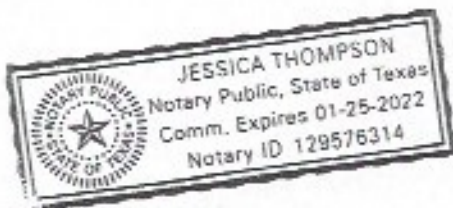
Will Melton, Graemont Estates
HOA President

ACKNOWLEDGEMENTS



STATE OF TEXAS
COUNTY OF SMITH

BEFORE ME, the undersigned authority, on the 4th day of April 2019, personally appeared, Dale L Green to me known to be the Secretary/Treasurer of The Graemont Estates HOA and he acknowledged before me that he executed the same for the purposes therein expressed.


Notary Public, State of Texas
My Commission Expires: 01-25-2022

Smith County



DO NOT REMOVE

THIS PAGE IS PART OF THE INSTRUMENT

Filed for Record in
Smith County, Texas
4/23/2019 2:38:22 PM
Fee: \$34.00
20190100012639

BY LAWS

Deputy -Alma Delgado

I hereby certify that this
instrument was filed and duly
recorded in the Official Public
Records of Smith County, Texas


Karon Phillips
County Clerk

