

WOODBROOK VILLAGE HOMEOWNERS ASSOCIATION, INC.
POLICY RESOLUTION 2019-1
ESTATE SALE

WHEREAS: Parking space for vehicles in Woodbrook Village is limited to driveways, off street parking and the community parking lot at the community center for residents and their guests.

WHEREAS: Street parking is discouraged due to the narrow streets creating a safety issue with driveway access.

WHEREAS: Parking space for guests is limited to driveways and public street parking.

WHEREAS: Estate sales inviting unmanaged public attendance at sales events at private homes creates circulation and parking issues.

NOW, THEREFORE BE IT RESOLVED: Yard sales, garage sales, or auction sales in Woodbrook Village are not permitted unless approved by the Board.

MAY IT FURTHER BE RESOLVED: Estate sales conducted by professional liquidation or estate sale firm may be approved by the Board of Directors with a minimum of 15 days notice.

MAY IT FURTHER BE RESOLVED: A Deposit of \$300.00 must accompany the request to hold an estate sale. The deposit will be refunded to the professional liquidation company within 10 days if there are no violations to the rules or disruption to the residents.

The parking of vehicles at the community center parking lot will be permitted only when the community center is not being used for another event requiring parking space use. If the Estate sale is held at the homeowner's lot all bidders will be required to park at the community center if available or on the public street, Rosewood Lane, and walk to the place of sale. Pick up of purchased items will be controlled by the Estate Sale Company by providing personnel to organize no more than one pick up vehicle at a time at the lot location of the sale.

The Estate Sale Company will provide instructional parking signage the day of the event and personnel to control the parking at the community center and in the community.

Resolution Effective: May 1, 2019

Resolution approved at the March 27, 2019 Woodbrook Board of Directors Meeting

Signed Erick Abadie, President

ATTEST: Celia Zenteman Secretary