

Guidelines for holding Estate Sales in the Simsbury Association Community

Note: No Estate Sales are permitted unless conducted in accordance with these rules

Estate Sales will be permitted to be held on Thursday, Friday and Saturday only.

1. Notification of intended date of Estate Sale must be submitted in writing to McShane and Associates at 6230 Orchard Lake Rd. Suite 200 West Bloomfield MI 48230, or to lia@mcschanemanagement.com or 248-855-6492 Ext. 221.
2. **A \$500 deposit check will be necessary.** The deposit check must be made payable to Simsbury I Condominium Association and submitted to the office of McShane and Associates at 6230 Orchard Lake Road, Suite 200, West Bloomfield, MI 48322, prior to the estate sale or not later than at an agreed time. Any damage to the Common Elements of the Association and/or violations of the Association rules and policies as listed in the Bylaws, other publications of the Association, and as listed herein will be charged to the Estate Sale Company. If the cost of the damage exceeds the \$500 deposit, the Estate Sale Company will be billed for the balance due.
3. Company conducting the Estate Sale must furnish proof of license from township of West Bloomfield to hold the sale.
4. Company must furnish proof of purchase of adequate Event Liability Insurance.
5. Under no circumstances can new merchandise be brought into the Unit for sale, nor can other merchandise be added to the personal property of the Unit being sold.
6. Signs – Only one small sign (not to exceed 24"x 36") in the front yard of the unit hosting the sale is permitted along with one small (not to exceed 24" x 36") sign on Farmington Road at the entrance.
7. The holder of the sale will be responsible for providing personnel to supervise parking, which must be confined to only one side of the street. It must be the side of the street opposite the mailboxes and must not block any driveway or fire hydrants. Parking on grass is prohibited.
8. Estate Sale Company must provide "No Parking" signs to be placed on the mailbox side of the street adjacent to the sale so as not to interfere with traffic or mail delivery.

9. Estate Sale Company will provide an agent to remain at gate during ALL sale hours to supervise the entrance and direct customers to the sale.
10. Only the agent will be permitted to enter the gate code in the control box.
11. Sale hours shall be from 10am until 4pm on date of estate sale. **NO EXTENDED HOURS.**
12. Estate Sale Company shall be responsible for removing any trash left at the site of the sale.
13. Violation of these rules shall result in immediate termination of the sale.

ADOPTED BY SIMSBURY BOARD OF DIRECTORS on OCTOBER 18, 2017