

## **Real Estate Sales/Open House Rules**

1. The HOA Office must be notified of all Open House events. The Homeowner or the Realtor can make such requests.
2. "Open Houses" are permitted on Sundays from 12:00 P.M. to 4:00 P.M. All "Open Houses" must be registered with the guard house.
3. At all times during an Open House event, a Realtor/owner-seller must be present in the home.
4. One "Open House" sign, not to exceed 24" x 36", is permitted in front of the house during the open house period. Up to three (3) directional signs are permitted, not to exceed 18"x 24". Directional signs must state Realtor's name.
5. "Open House" signs must be removed within one (1) hour of the conclusion of the open house. Failure to comply will result in a \$100.00 fine to the owner.
6. Realtors/sellers must provide the guardhouse with informational flyers including directions from the main gate to the Open House.
7. Upon arrival, visitors to an Open House event will present themselves to the Guard House. A daily Visitors Permit will be issued at that time.
8. At no time will a visitor be permitted to visit the facilities common area amenities without being escorted by the Homeowner or Realtor.
9. All Realtors must check in at the office prior to touring the common area amenities with prospective purchasers. If on a weekend, check in is at Gatehouse.
10. Realtors/sellers wishing to show prospective buyers the common area amenities of the Cascades may be asked to show proper

identification as a realtor and/or owner's identification to the security officer patrolling common area amenities.

11. The Realtor/seller must provide the prospective buyer with a copy of the Cascades Rules and Regulations and Covenants no later than at the time of the signing of the sales agreement, per Florida Statutes. Proof of receipt of these documents must be provided to the HOA by signing acknowledgment in Sales Application.
12. Realtors/sellers may advertise in the "For Sale" Binder within the Clubhouse as determined by the Board and/or the Property Manager. Realtors/sellers may not post "For Sale" signs in yards.
13. The new buyer shall be required to submit a sales application, pay an application fee (as determined by the Board) and attend a new owner orientation meeting. At the conclusion of this meeting, the buyer will be able to obtain his/her vehicle decal(s), resident identification wristbands and other pertinent documentation and information from the Property Manager's Office.
14. The seller(s), prior to the closing on the sale of their property, shall relinquish their car decals, community gate keys, and resident/guest identification wristbands to the Property Manager.

Approved by the Board of Directors on March 12, 2007, December 12, 2011, October 13, 2020, and December 14, 2021.