

| Beech Mountain Lakes Association Policies | | | |
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| Section: | 4.0 Administration | Effective Date: | October 11, 2021 |
| Policy: | 4.4 Garage Sale Policy | Supersedes: | March 2017 |
| Approved by: | 4 of 4 Board Members | | |

If applicable, the exact amount of the fee, fine or deposit that may be referenced in the below policy can be found in the Schedule for Fees and Fines (found by following this link).

If permits are required for this policy:

1. Beech Mountain has 30 days from the date of submission to approve the permit.

2. It is your responsibility to check with Butler Township for any permits needed to ensure you are in compliance with their policies.

RECITALS

- A. Whereas, the Beech Mountain Lakes Protective Covenants, Declarations, and Rules and Regulations, from hereon referred to as the 'Policies,' describe how a property may be used, developed, and maintained within the community.
- B. Whereas, the Board of Directors, under section 13 of the Beech Mountain Lakes Protective Covenants has the power to implement general use restrictions including section 13.10.
- C. Whereas, the Property Owner, under section 3 of the Policies and section 13 of the Covenants, is charged with certain responsibilities regarding the care, maintenance, service, and preservation of property within Beech Mountain Lakes Association in Drums, Pennsylvania.
- D. Whereas, the Board of Directors wishes to update a uniform policy for garage sales.

Now, therefore, let it be resolved that the Board of Directors hereby updates the following policy for garage sales:

GENERAL RULES

- 1) Members of the Community are entitled to conduct "Garage/Yard Sales" under the following conditions:
 - a) The policy will be to acquire a permit from the Association Administration Office prior to conducting a sale.
 - b) The permit process presents guidelines and established procedures to ensure the sales are conducted in an organized fashion and in harmony with the Association Rules and Regulations.
 - c) Permits must be obtained two weeks in advance of the sale.
 - d) No permits will be issued without two weeks' notice. This time is required by Administration to process the permit application. (See the Fee/Fine Schedule for penalty for having a sale without a permit.)

SPECIFIC RULES

- 1) List the date and time you intend to conduct your sale.
- 2) Obtain a copy of a BML community map from the Administration Office to highlight the route from the

guard gate to your home. Make enough copies to give to the guard gate to hand out to visitors coming in for the sale.

- 3) Make arrangements with your neighbors to park your vehicles and/or customers' vehicles in their driveways, and/or park your personal vehicles at the Clubhouse area for the day of the sale. This is to ensure no traffic/safety harm will occur while the sale is being conducted (especially on Edgerock/Four Seasons Dr. and narrow roads within the community).
- 4) No more than two (2) 11" x 17" signs are allowed. These signs are to be posted on the property the day of the sale. They must be removed at the end of each day. NO SIGNS ARE PERMITTED ON ANY STREET OR STOP SIGN POST.
- 5) Each member of the community is permitted only two (2) sales per calendar year.
- 6) Sale permits are issued two (2) weeks in advance of the date of the sale. Only five (5) sales per weekend may be held in the community. Permits are issued on a FIRST COME/FIRST SERVE basis.
- 7) A ten (\$10) fee is required to receive the Association Sale Permit. The Permit is to be displayed on the property during the sale.
- 8) Sales are to be held on Saturdays and/or Sundays ONLY! No sales are to be held on holiday weekends or on the dates of the Community Yard Sales. Sales are to be conducted between the hours of 9:00 AM to 4:00 PM only.
- 9) The Community Yard Sales are conducted twice per year - in June and September. The Community Yard Sales may be conducted at residents' individual homes or centralized at the pavilion/grass area at the clubhouse. Reserved tables under the pavilion cost \$10/table. Anyone setting up in the grass is free, unless you need to reserve a table from the Recreation Department, which will cost \$5/table.

Effective Date:

In witness whereof, the undersigned have executed this resolution on the 11th day of October, 2021.

Signature on file in Admin office

President

Signature on file in Admin office

Secretary