

Beech Mountain Lakes Association Policies			
<i>Section:</i>	5.0 Safety and Security	<i>Effective Date:</i>	January 01, 2022
<i>Policy:</i>	5.9 Realtor Policy	<i>Supersedes:</i>	July 29, 2009
<i>Approved by:</i>	5 of 5 Board Members		

If applicable, the exact amount of the fee, Ffne 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, under the Declaration of Protective Covenants, Exceptions, Reservations, and Conditions for Beech Mountain Lakes in Drums, Pennsylvania, the Board of Directors is charged with certain responsibilities regarding protection of the safety and well-being of residents and guests of Beech Mountain Lakes, as well as with the care, maintenance, service, and preservation of the Common Areas.
- C. 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.
- D. Whereas, the Board of Directors wishes to update the uniform policy for realtors.

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

- Beech Mountain Lakes is a private community whose residents expect minimal traffic on our streets. Since, however, there are still new homes being constructed, as well as an active pre-owned home market, the Board must recognize and respect the rights of builders and real estate professionals to market Beech Mountain Lakes’ properties.
- In recognition of this mutual reliance, Beech Mountain Lakes Association hereby updates this policy towards realtors and real estate.

Real Estate Agents

1. Real estate agents must show the entrance security personnel an ID when seeking entrance to BML. They are then given an access pass to hang from their rear-view mirror.
2. Perspective buyers also must obtain a visitor pass for their auto and are to wait for the realtor at the BML entrance.
3. If the agent is meeting a client, he/she is to greet the client at the BML entrance. There is to be no meeting at the property being shown.
4. If the agent seeks entry to check on a specific property, he/she is to be let into the community for that purpose.
5. Both realtor and prospective buyer need to observe all BML parking and traffic policies.

Real Estate Inquiries

1. As a private community, BML does not allow prospective residents to enter just to "look" at property without a PA licensed agent escorting them.
2. The realtor **MUST** show an ID to be given access.

Open Houses

1. The Realtor holding the Open House is responsible for handling the customers who arrive at the BML entrance.
2. The realtor must have one (1) person at the Security Office to give out directions to the home; they may also give out flyers for the open house itself.
3. The person at the BML entrance does not need to be licensed.
4. Signs may be placed along the route to the house to provide directions, but they must be removed within four (4) hours after the open house.
5. Security guards are NOT to hand out any material or give directions to the open house.

Effective Date:

In witness whereof, the undersigned have executed this resolution on the 1st day of January 2022.

Signature on file in Admin office

President

Signature on file in Admin office

Secretary