

Beech Mountain Lakes Association Policies

PL010: Realtors & Real Estate

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, we 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 adopts this policy towards Realtors and Real Estate.

Real Estate Agents

Real Estate Agents must show the gate Security personnel an ID when seeking entrance to BML. They are then given an access pass to hang from their rear-view mirror.

If the Agent is meeting a client, they are to greet them at the gate entrance. There are to be no "I'm meeting them at the lot or at the house".

If the Agent seeks entry to check on a specific property, they are to be let into the community for that purpose.

Real Estate Inquiries

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

Should someone come to the gate to "look at the property", they are to be politely informed that they must be escorted by a PA licensed Real Estate agent to look at any property.

Open Houses

The Realtor holding the Open House is responsible for handling the customers who arrive at the Gate. 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.

The person at the gate does not need to be licensed.

Signs may be placed along the route the house to provide directions, but they **must** be removed within four (4) hours after the open house.

Guards are **NOT** to hand out any material or give directions to the open house.

*7-29-09
Approved*

BEACH MOUNTAIN LAKES

JAN. 21.2007

OPEN HOUSE

**REALTOR NOTIFICATION TO BML ADM. 24/48
HOURS IN ADVANCE OF OPEN HOUSE.**

**GUARD SHACK TO BE NOTIFIED ASAP.
REALTOR COMPANY & NAME OF REP.
LOCATION OF OPEN HOUSE
TIME OF OPEN HOUSE
DATE/S OF OPEN HOUSE**

**GUARD TO ISSUE VISITOR PASSES TO
PEOPLE COMING TO OPEN HOUSE**

VISITOR PASS WILL STATE:

DATE:

REASON: OPEN HOUSE

DESTINATION:

**VISITOR MUST RETURN PASS TO GUARD
UPON LEAVING THE COMMUNITY.**

**GUARD WILL NOT PASS OUT FLYERS FOR
REALTOR.**

Open Houses

1 person must be at the Security Office to give out directions to the home, they may also give out flyers for the open house.

Signs may be placed giving directions, but must be removed after the open house. Guards are NOT to hand out any material or give directions to the open house.

The person at the gate does not need to be licensed, but they need to be a responsible individual.

Real Estate Inquires

No one is to be let in to the community to "look" at property without a PA licensed agent escorting them. The realtor MUST show I.D. or be known by the guard as a Real Estate Agent.

The Realtor must meet the people at the front gate, there are to be no "I'm meeting them at the lot or house".

Should someone come to the gate to "look" at the property. You are to politely inform them that they must be escorted by a PA licensed Real Estate agent to look at any property.

Real Estate Agents

When a person comes to the gate stating that they are a real estate agent or a real estate broker, they must show you I.D..

Upon verification of the person, ask if they are meeting someone & let them know they must meet their people at the front gate. If they are coming to check on a property they are to be let into the community.