

RESOLUTION OF RISS LAKE COMMUNITY ASSOCIATION
Garage and Estate Sales for Riss Lake Community Association

WHEREAS, The Board of Directors of Riss Lakes Community Association desires to promote the health, safety and general welfare of all residents within the association and the enhance and protect the value, desirability, and attractiveness of property within the community known as Riss Lake by adopting guidelines and procedures to draft concerns and complaints about traffic in the subdivision;

WHEREAS, uncontrolled and unlimited garage sales or similar events with large members of guests and visitors may interfere or infringe the rights of other owners to use the streets and other facilities of the association.

WHEREAS, the operation and control of the association's property and common property is the responsibility of the association. All owners are entitled to the quiet enjoyment of their homes and reasonable use of the streets. When an owner or group of owners holds a function with a large number of visitors, it is the desire of the Board of Directors to permit the function and also to preserve the community's safety and the rights of the non-participating owners to use the street without unnecessary interference and convenience.

THEREFORE, LET IT BE RESOLVED, that the following procedure will be followed for garage sales and similar sales:

1. No owner shall hold a garage sale, except during the twice annual community-wide sales. Dates for these events will be announced by the Board of Directors.
2. Estate sales or public auctions may be permitted in the discretion of the Board of Directors. Applications for such sales should be made in writing more than 30 days before the proposed sale. Approval for these sales may be conditioned upon such considerations as the reason for the sale, the professional entity conducting the sale, the length of time necessary for the sale, the applicant's payment for any necessary traffic control, and any other factors which, in the sole opinion of directors, may affect the community.
3. If a home owner holds a sale of any type without approval, the violating home owner will be fined \$250 for each day of his/her sale.
4. The violating owner may request a hearing with the Board of Directors to appeal the fine. Once an appeal in writing is received, the Board will shall hold an appeal meeting at its next regular board meeting. The Board's decision on the appeal is final.

Adopted by the Board of Directors this 10 day of January, 2014.

President

Don J. Lukan
(Printed Name)

Secretary

Doug Krtek
(Printed Name)