



Subdivision Rules

SECTION XV GARAGE SALES / ESTATE SALES

A. Garage sales are not allowed in Tanoan, and visitor access will not be granted for such sales. Public garage sales are defined as the sale of personally owned items, publicly advertised or not, held on private and/or common ground, and open to the general public.

B. The sale of specific and limited household items or automobiles, etc. may be held at the discretion of each homeowner by public advertisement listing the telephone number of the resident only. No public advertisement is allowed which contains the resident's address meant for the general public's response. Interested buyers can respond to any telephone number as advertised, and make an appointment with the resident to view the specific items advertised. Prior to the appointment time, each resident should advise the Country Club gate personnel of the expected visitor. No more than two separate vehicles shall be permitted to enter for sale appointments at the same time.

C. Estate Sales: Exceptions to the above rules are made for estate sales, which are defined as the total one-time liquidation of all household goods. Owners or residents wishing to conduct an estate sale must submit a written request, detailing the dates and times of the sale, to the Association Manager at least ten (10) days prior to the desired sale date. The following conditions must be met for approval of an estate sale:

1. The estate sale may not be held for more than two consecutive days.
2. The estate sale may not be held on holidays.
3. The estate sale may only be held between the hours of 9:00 AM and 2:00 PM.
4. The estate sale must only offer items in possession of the Tanoan East Owner or resident prior to the sale, i.e., it is not permitted to bring outside merchandise into Tanoan East for the estate sale.
5. The Owner or resident wishing to hold the estate sale must submit a non-refundable fee of \$75.00 along with the written request to conduct the sale. This fee will be used to offset the expense of additional gate attendants, maps, and signage. TCE management will provide maps and place signs necessary to guide patrons to the estate sale; no other signage is permitted.
6. Individuals wishing to attend the estate sale must use the Country Club gate for entrance into Tanoan East.
7. The estate sale must be professionally managed in a manner appropriate to Tanoan Community East standards.
8. Upon receipt of both the request to hold the estate sale and the required fee, the Association Manager will forward the request to the Board of Directors for approval, which must be obtained for the estate sale to be permitted. If advance approval has not been obtained, or if any of the above conditions are not met, individuals arriving to attend the estate sale shall not be granted entry into Tanoan East.