



YARD/GARAGE SALE REQUEST FORM

Greenway Parc at Surprise Two Community Association

C/O Brown Community Management

7255 E. Hampton Ave, Ste. 101 • Mesa, AZ 85209 • (480) 539-1396

RESIDENT'S FULL NAME (PRINTED)		
SALE LOCATION ADDRESS		
PROPERTY OWNER'S/MANAGER'S FULL NAME (If applicable)		
PROPERTY OWNER'S/MANAGER'S ADDRESS (If applicable)		
Per City of Surprise Municipal Code §302.22 - Sales may not Exceed Three (3) per Calendar Year and Each Sale is Limited to Three (3) Consecutive Days	REQUESTED START DATE	REQUESTED END DATE
I am the above property owner or have received approval in writing from the owner/manager to conduct a garage sale, limited to three (3) per calendar year. I have read and agree to follow the Association's Yard/Garage Sale Policy. I understand that if I fail to comply, I will be in violation of City of Surprise Municipal Code §302.22 and the Association's CC&Rs §5 (Residential Purposes.)		INITIAL EACH
		<input style="width: 50px; height: 20px;" type="text"/>
		<input style="width: 50px; height: 20px;" type="text"/>
		<input style="width: 50px; height: 20px;" type="text"/>
BY SIGNING THIS REQUEST FORM, I CERTIFY THAT: I am a lawful Resident of the above Sale Location Address, and that all property to be sold is my personal property and has not been acquired for resale or consignment. I further certify that, including this sale, this property has not exceeded the annual three sale limit.		
Name of Resident (Printed) _____	Signature of Resident _____	
E-Mail: _____	Date _____	
Phone: _____		
*****OFFICE USE ONLY/RESIDENT DOES NOT COMPLETE THIS SECTION*****		
REQUEST RECEIVED DATE: _____		
APPROVED FOR THE FOLLOWING DATES ONLY: _____		
PREVIOUS GARAGE SALE DATES THIS CALENDAR YEAR: _____		
REVIEWED BY: _____	DATE: _____	

**FORMS MAY BE MAILED, DROPPED OFF AT OUR OFFICE, FAXED TO (480) 889-5087,
OR SCANNED AND EMAILED TO info@brownmanagement.com or
maui.uhatafe@brownmanagement.com**

GREENWAY PARC AT SURPRISE TWO COMMUNITY ASSOCIATION

YARD/GARAGE SALE POLICY Effective March 1, 2014

The Board of Directors for the Greenway Parc at Surprise Two Community Association unanimously voted to adopt the following Yard/Garage Sale Policy at the Board of Directors' Meeting on February 22, 2014, which was held at the Community Park Ramada at the corner of 157th Avenue and Evans Lane at 11:30 a.m. It is hereby resolved to adopt this Policy effective March 1, 2014.

RESOLVED:

That the primary purpose of this Policy is to Preserve and Maintain property values and Resident safety within the Greenway Parc at Surprise Two Community Association.

That the number, duration, and nature of yard/garage sales being conducted by some residents of the Association violates both the Municipal Code of the City of Surprise (§302.22) and the CC&Rs of the Association (§5.1 (d) and (e) and §5.2).

That the Board hereby resolves to provide guidance to all residents regarding what is prohibited under the already existing City of Surprise Municipal Codes and Association's CC&Rs by the adoption of the following Yard/Garage Sale Policy as follows:

1. A **Yard/Garage Sale Request Form** must be submitted to the Association's Management Agent for approval no less than three business days in advance of conducting any yard/garage sale. For example, for a sale to begin on Friday morning the form would need to be received by the Management Agent no later than 5:00 p.m. on the Monday evening before the sale.
2. Each residential address is limited to a total of three (3) yard/garage sales per calendar year.
3. Each yard/garage sale may not last more than seventy-two (72) hours (i.e. Friday-Sunday).
4. Each yard/garage sale may be held only for the purpose of selling used and second hand tangible personal property, not property purchased for resale.
5. Commercial sale of animals or birds is prohibited at any time.
6. Permitted Hours of Operation for yard/garage sales are **7:00 a.m. – 4:00 p.m.**
7. Signage for Yard/Garage sales must adhere to the following rules:
 - a. Any signs posted **MUST** include the address and hours of the sale.
 - b. Signs may **NOT** be attached to the Monuments, Mailboxes, Ramada, Street Signs, Street Lights or Utility Poles.
 - c. Signs may **NOT** use stones or boulders from greenbelts or displays.
 - d. Signs **MUST** be removed by the Resident at the end of each sale.

Violations of the Yard/Garage Sale Policy will be as follows: (City fines/charges are separate.)

- ⌚ **First Violation** – Written warning by Association and Notification of Violation to City of Surprise Code Enforcement.
- ⌚ **Second Violation** - \$25 fine by Association and City Notification.
- ⌚ **Third Violation** - \$50 fine by Association and City Notification.
- ⌚ **Fourth Violation and Thereafter** - \$75 for each subsequent violation and City Notification.

RELEVANT CODE SECTIONS REGARDING YARD/GARAGE SALES

The City of Surprise Municipal Code Section 302.22 states, “Yard sales are permitted for no more than three (3) events per calendar year and can last seventy-two (72) hours or less at the same residence or street address.”

Municipal Code Section 202 (h) states, “Yard Sale: Means and includes garage sales, carport sales or similar types of sales on the seller’s own premises, involving the sale of used or second hand tangible personal property customarily found in and about the residence, and not including property acquired for resale and not for personal use.”

Article 5.1 (d) and (e) of the Association’s CC&Rs (Section 5.1 **Residential Purposes**), states “No gainful occupation, profession, business, trade or other nonresidential use shall be conducted on or in any Dwelling Unit, provided that an Owner or Occupant may conduct limited business activities in a Dwelling Unit so long as ... (d) the business activity does not generate drive-up traffic or customer or client parking; and (e) the business activity is consistent with the residential character of the property, does not constitute a nuisance or a hazardous or offensive use, and does not threaten the security or safety of other Owners, as may be determined in the sole discretion of the Board.”

Article 5.2 **Animals**. “No animal, bird, ... shall be maintained on or in any Lot and then only if they are kept or raised thereon solely as domestic pets and not for commercial purposes.”