Sawgrass Players Club Association Open House and Estate Sale Rules

Open House Event Rules

1. Homeowners or their Realtor are required to notify MLMC of any open house at least **three (3) business days prior to the event date(s)**. The homeowner or their Realtor must provide their name, a contact phone number, the address of the open house, and the scheduled date and time for the event.

2. Marsh Landing will notify the homeowner's local board president, property manager and First Coast Security of the event.

3. The homeowner or their Realtor must be physically at the home at all times during the event.

4. The Realtor should inform gate personnel upon their arrival, the beginning and ending times for the event. Additionally, the Realtor, when they depart, should let the gate officer know that the event has ended.

5. With appropriate approval and notice of the open house, Gate Officers will ask any person seeking to attend the event for a photo ID and the street address of the event. After entering the individual's name in the system at the event address, grant access and login. If the visitor does not know the address of the event, deny entry.

6. Directional and/or other Signs of any kind may not be placed at either gate; however Realtors may provide copies of directions to the open house at the main gate for distribution.

7. There may be one sign/balloons placed in the yard with the event when a Realtor is at the property. The Realtor must remove all signage when the event concludes.

8. Parking is allowed on one side of street with all vehicles facing the direction of normal traffic. The Patrol Officer is authorized to immediately terminate the open house if parking causes an unsafe condition or if some other nuisance occurs. Parking on cul-de-sac is not permitted.

9. The resident is fully responsible for damages to any property as a result of the event.

Estate Sale Rules

1. Homeowners or their estate sale manager is required to notify MLMC of estate sales at least **10 business days prior to the event date**. The MLMC will contact the Homeowner Association Board President where the estate sale will take place to get their concurrence and special conditions required to permit the estate sale.

2. The homeowner or their estate sale manager must provide the name of the company hosting the estate sale, the name of the estate sale manager, a contact phone number, the address of the estate sale, and the scheduled date and time for the event. Additionally, the estate sales company must be insured and have a proper business license.

3. A SJSO traffic control officer must be hired to assist with event parking.

4. The homeowner, their authorized representative or their estate sale manager must be physically at the home at all times during the event.

5. The estate sale manager should inform gate personnel upon their arrival, the beginning and ending times for the event. Additionally, the estate sale manager, when they depart, should let the gate officer know that the event has ended.

6. With appropriate approval and notice of estate sale, Gate Officers will ask any person seeking to attend the event for **a photo ID** and the street address of the event. After entering the individual's name in the system at the event address, grant access and login. **If the visitor does not know the address of the event, deny entry.**

7. Directional and/or other Signs of any kind may not be placed at either gate; however, Realtors may provide copies of directions to the open house at the main gate for distribution.

8. There may be one sign/balloons placed in the yard with the event when the estate sale manager is at the property. The estate sale manager must remove all signage when the event concludes.

9. Parking is allowed on one side of street with all vehicles facing the direction of normal traffic. The Patrol Officer is authorized to immediately terminate the open house if parking causes an unsafe condition or if some other nuisance occurs. Parking on cul-de-sacs is not permitted.

10. The resident is fully responsible for damages to any property as a result of the event.