

STONEWOOD TOWERS PROCEDURE NO. 26

Subject: Access to Association Property by Prospective Buyers

Background:

The Stonewood Towers Condominium Association House Rules state that no resident or other person shall place a "For Sale", "For Rent", "Open House" or similar sign on premises except in the space provided therefore on the Bulletin Board located in E Garage by the Mail Room. The House Rules further state " it is in the self interest of every tenant to timely advise the Gatekeeper of any proposed arrivals to the condominium whether they be guests of any category, servants, delivery personnel or maintenance workers. This advance notification allows the Gatekeeper to be prepared to receive the callers and advise them where to park and how to carry out their visit, delivery or service."

Compliance: To comply with these rules; garage sales, religious meetings, open house or other similar events where the public is invited en masse (as compared to individually by name) is prohibited.

Purpose: In order to assist any owner desiring to rent or sell an Association unit either by oneself or through a real estate agent, the following procedures apply

Procedure:

1. Stonewood Towers is a gated community, and the Gatekeeper will allow entrance only to those individuals who desire to visit a specific residence regardless of purpose. Upon an individual's arrival at the Gatehouse, the Gatekeeper is required to call the residence to be visited and obtain permission for the individuals to enter the Condominium Association property if prior notification has not been made to the Gatekeeper.
2. If an owner or his real estate agent commercially advertises a unit "For Rent" or "For Sale", such advertisement should specify that the property is shown only "By Appointment".
3. The concept of "Open House" where an unaccompanied individual can come onto the property without prior approval of an owner or his real estate agent is prohibited.
4. These conditions in no way prohibit an owner or his agent from establishing and advertising a time for "Open House" when a unit can be shown to interested individuals who have made a previous appointment.
5. Real estate agents presenting themselves to the Gatekeeper will be allowed entrance to the Association property.

FOR THE BOARD OF ADMINISTRATION
William Weather, Secretary