



Garage Sales



Due to a recent increase of garage sales within the Elk Run Townhome Community, the Board of Directors feels that a clarification of parameters for Garage Sale events is needed in order to maintain community safety as well as to limit disruption of homeowner quality of life.

Current CC&R summary statement with reference to Garage Sales: Garage sales shall be restricted to no more than two per year per Owner. Association-wide garage sales may be held at such times as may be approved and advertised by the Board of Directors. No commercial sales may be conducted. (Rules & Regulations adopted by the Board of Directors.)

Related CC&R Information: Business and Related Use. No business, professional, commercial, activities of any kind whatsoever shall be conducted on any portion of any Lot or the Properties, except that an Owner or other resident of a Lot may conduct a business activity upon the Lot so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside of the Lot; (b) the business activity conforms to all applicable zoning ordinances or requirements for the Lot; (c) the business activity does not involve an unreasonable number of persons coming onto the Lot or any door-to-door solicitation of Owners or other residents in the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance or a hazardous or offensive use or threaten security or safety of other residents in the Properties, as may be determined from time to time in the sole discretion of the Board. Furthermore, no advertising or directional signs may be placed upon the Lot or any portion of the Common Areas regarding the business activity. The terms "business" and "trade" as used in this section shall be construed to have ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether: (a) such activity is engaged in full or part time; (b) such activity is intended or does generate a profit; or (c) a license is required for such activity. (CC&Rs, Article VII, Use Restrictions, Section 2.)

- *Garage sale events may only be held in a single, individual garage and within the garage apron area of a unit.*
- *Parking spaces may not be utilized for a garage sale.*
- *Event times should be limited to no earlier than 7:00 am and concluding no later than 1:00 pm.*
- *Food items may not be sold at any time.*
- *Homeowner or emergency vehicle access cannot be restricted by a Garage Sale event or buyer vehicles.*
- *In order to limit a proliferation of Garage Sales, homeowners are asked to participate in planned and approved Community-Wide Garage Sales to the fullest extent possible.*

If you have any additional questions or concerns, please contact the community property manager.