

## ANDALUSIA HOMEOWNERS ASSOCIATION

c/o UNC Community Management

6830 Via Del Oro, Suite 240

San Jose, CA 95119

(408) 229-6000, x207

Fax (408) 229-6001

***email: mark@unc.management***

## REAL ESTATE OPEN HOUSES

### Access

- Gate access control to the Andalusia community for real estate open houses must be provided by a Realtor or an Associate supplied by the Real Estate Agent. The fee for an Open House is \$100 per day and this fee is the responsibility of the owner who is selling his or her unit. Please note that open houses are only permitted between the hours of 11:00AM and 6:00PM.
- Open house arrangements must be made with management at least three (3) days prior to the requested open house. (*Use the "Open House Request" form found on the Association web site, or request the form from the e-mail address above.*)
- The Realtor or Associate facilitating access for the open house must provide the following services: 1) Opening the main gate to provide access for prospective purchasers during the open house; 2) Providing instructions on where prospective purchasers should park (e.g., guest parking spaces); and 3) Handing out brochures for the open house that are provided by the realtor or other person connected with the sale of the unit.

### Signage

- Signage advertising an open house may be placed in the center island in front of the guardhouse the day of the open house and must be removed immediately following the open house.
- Directional signage may be placed at strategic locations throughout the community the day of the open house and must be removed immediately following the end of the open house.
- Signage advertising an open house and directional signage is limited to A-frame signage that is not affixed, drilled, nailed, or staked in any building surface, concrete, asphalt, or landscaping. This signage should not be placed on any walkways or roadways or in any way that would impede access for pedestrians or vehicles.
- Per Section 7.4 of the CC&R's: *No signs shall be displayed to the public view on any Condominiums or any portion of the Project, except such signs as are approved by the Board or committee appointed by the Board. However, each Owner may display only one (1) "For Sale" or "For Rent" or "For Exchange" sign and may also display one (1) sign advertising directions to another Owners' Condominium which is for sale, rent, or exchange, provided the design, dimensions and locations are reasonable.*

### **Prohibited Actions**

Each owner and resident is issued one personal access code for the main vehicle gates, which may NOT be posted anywhere in the community, including, but not limited to, the entry system callbox, signage, maps, or advertisements. Access for open houses is to be provided, by a Realtor or Agent located at the guard house, only and not through the entry system or the use of access codes.

Access codes may not be published or posted on MLS or other listings or advertisements open to the public.

Access codes distributed during an open house, published, or otherwise distributed to persons that do not permanently reside in the development will be deactivated.

Any action conducted during an open house that negatively impacts the security of the community, poses a hazard or safety concern, creates a nuisance, or unreasonably interferes with the use or the quiet enjoyment of any owner's unit is prohibited.

### **Non-Compliance and Enforcement of Policy**

Any owner who does not comply with this policy or conducts an open house where the owner, realtor, invitees, or other persons do not comply with this policy is subject to a \$200 fine after notice and a hearing before the HOA Board of Directors.