

SUMMERSET I AT BRENTWOOD ASSOCIATION
c/o COLLINS MANAGEMENT COMPANY
500 Alfred Nobel Drive, Ste. 250, Hercules, CA 94547
t: 800-557-5179 f: (510) 262-1797 email: Christine@collins-mgmt.com

GARAGE & ESTATE SALE RULES

Garage Sales - Garage sales are prohibited in the Summerset I community except for the Annual Community Garage sale coordinated through the Activity Director. Each owner participating in that sale must register with the Activity Director and pay a nominal fee.

Estate Sales - Estate sales are allowed in the community under specific rules and guidelines established by the Board of Directors. An approval, in writing, must be obtained from the Board by the Owner (or Owner's family) prior to holding a sale. Estate sales are allowed in the community only under the following conditions and rules:

1. Every estate sale must be approved by the Board of Directors.
 - a. Applications and packets can be picked up at the Activity Directors' Office.
 - b. An approved application must be posted at home on the sale date, at the main gate guardhouse, as well as a copy available with the Activity Director for inspection.
 - c. The application must be completed and turned in to Collins Management at least 30 days prior to the date of the requested estate sale.
2. Qualification: Sales qualify as an estate sale under the following conditions:
 - a. The Owner is deceased.
 - b. The Owner is moving (or has moved) permanently to a new location for specialized care.
3. No signs of any kind are allowed within the community or at the entrance(s) to the community.
4. Advertisements of any kind (including online, newspaper, etc.) may not include the physical address of the residence or indicate Summerset I specifically. The advertisement can, however, state that the sale is in "a Summerset Community in Brentwood". All shoppers must contact a telephone number or email provided by the sellers to make an appointment to come to the home to attend the sale. No shoppers will be allowed entry into the community without their name being on the list given to the gate guard in advance and an approved Estate Sale application on file. Entry through any other gate is not allowed.
5. Estate sales are limited to 3 days in a 30-day period, and from 8:00 AM - 2:00 PM.
6. All merchandise for sale must be contained within the home. No merchandise is allowed to be in the yard or on the sidewalk or driveway. The garage door must remain closed. Any yard items being sold can be sold from the backyard only.
7. Questions are to be directed to the Estate Sale Monitor, appointed by the Board of Directors. This individual will monitor the event during the day(s) of the sale.
8. The Owner of the residence holding the Estate Sale is liable for anything that occurs in relation to the Estate Sale and responsible for all persons entering the Community for the Estate Sale.
9. The fee for the Board appointed Estate Sale Monitor is \$25.00 an hour. Checks may be submitted to Management, payable to Summerset I, and must be submitted before the Application is processed. If Estate Sale is not approved, the check will be returned to applicant.

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ESTATE SALES APPLICATION

Owner Name & Summerset I Address: _____

Date & Hours of Sale: _____

Reason for Sale: _____

Responsible Party for Estate Sale (Available Entire Duration of Sale): _____

Phone Number: _____

Applicant Signature

Print Name

Date

Submit the Application and Fees at least 30 days before Estate Sale Date.

Board / Management Use Only

Application Received Date: _____ Total Hours: _____ Check Amount & Number: _____

Date Application: Approved: _____ Denied _____

Board Appointed Monitor: _____