

STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC.
POLICY
ESTATE SALES

Revision 3

04/25/2024

I. POLICY AND PURPOSE

The value and attractiveness of Stonebridge Ranch Community (SBR) is enhanced by the restrictions and covenants placed against property use, both private and common, and Member Owners to ensure a quality appearance beneficial to all that live in SBR. The purpose of this policy is to establish a narrow and limited variance to Section 9.11 of the Second Amended and Restated Master Declaration for Stonebridge Ranch ("Declaration") whereby Estate Sales shall be permitted only in specific and limited circumstances (the "Policy").

II. DEFINITION

ESTATE SALE- For purposes of this Policy an Estate Sale shall be defined as a sale or auction whereby a Person desires to dispose of a substantial portion of the materials owned within a Dwelling Unit on a Lot in SBR following the recent death of the Owner of the Dwelling Unit or associated with disposition of the contents and personal property in the Dwelling Unit in order to facilitate a move by the Owner.

III. REFERENCES

Stonebridge Ranch Community Association Declaration and Common Properties Signage Policy Revision 1.

IV. PROCEDURE

The Owner of a Lot or Dwelling Unit in SBR shall be entitled to a limited variance permitting that Owner to hold only one (1) Estate Sale during his/her ownership of said Lot and Dwelling Unit with a duration of no more than three consecutive days without the written permission of the Association. The Owner shall be required to follow this Policy and any other applicable rules, guidelines and processes set forth in the Declaration or other applicable governing documents. Furthermore, the Owner shall be required to obtain a permit from the Association to hold the Estate Sale. The Estate Sale, as defined herein, must only take place entirely inside the Dwelling Unit and with none of the personal property offered for sale visible from outside of the Dwelling Unit. The garage doors must also remain closed throughout the permitted Estate Sale.

A. Permit and Restrictions

1. Permits can be obtained at the Association's office located at 6201 Virginia Parkway, McKinney, TX 75071 during normal business hours. The cost of the permit will be \$150 and must be paid in advance of the permit being issued by check or money order. The permit is valid for one, two, or three consecutive days. The sale may be held during the dates noted on the permit during the hours of 8 a.m. to 5 p.m.
2. The granting of an Estate Sale Permit will not entitle an Owner applicant to otherwise deviate from the existing common area signage policy. A copy of this policy and the restrictions related to signage is recorded and available on the Associations' website and/or the Owner can request a copy when picking up the Estate Sale Permit.

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3. Permits may only be granted if one of the following conditions exists:
 - a. Owner's home is currently for sale (copy of listing agreement is required).
 - b. Owner's home has been sold (copy of sales agreement required).
 - c. Death of one of the Owners of the home.

B. Violations

1. Any owner who conducts an estate sale without a permit will be fined \$200 per day for each day of the sale and shall also be required to purchase a permit at a cost of \$150.00 The permit cost is intended to cover administrative and staff cost associated with issuance and enforcement of the Estate Sale permitting process.
2. Any violation of the provisions of the issue permit, including failure to adhere to the referenced policy and the restrictions related to signage, will result in a fine of \$200 per day the violation occurs.

REVISION HISTORY

REVISION	DATE	CHANGES
0	08/15/2019	Original
1	09/23/2021	Updated A.3. to Include listing and sales agreements are required
2	03/24/2022	Added apostrophe to 3.a and 3.b; Removed resident's zip code 75070 from Estate Sale Permit section.
2	04/27/2023	Reviewed with no changes.
3	04/25/2024	Changed permit cost from \$100 to \$150 in sections IV. A. 1. and IV. B. 1. and increased sale to up to three consecutive days.

<p style="text-align: center;">STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC. POLICY ESTATE SALES</p> <p>Revision 3 04/25/2024</p>

IT IS FURTHER RESOLVED that this Policy for Estate Sales (Rev. 3, April 2024), replaces and supersedes in all respects all prior versions of this document as of the date of recording, and is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing policy was adopted by the Stonebridge Ranch Community Association, Inc., Board of Directors at a meeting held on April 25, 2024, and has not been modified, rescinded or revoked.

Date: May 1, 2024

Signature: 