



## *Hidden Hills Community Association, Inc.*

### **RULES FOR GARAGE, YARD, AND ESTATE SALES**

**Garage and Yard Sales** - Garage, Yard, Tag or other sales of used household items from one's residence are prohibited within the Hidden Hills Community, with the one exception of the community sponsored yard sale held annually on a designated date and time.

**Estate Sales Regulations** - Definition of an Estate Sale for Hidden Hills purposes is a sale conducted to dispose of the contents of a property being permanently vacated by a resident. Permission to conduct an Estate Sale will not normally be given to anyone continuing to live within Hidden Hills. **Residents are required to engage the services of a licensed, bonded and insured estate sale company.**

**Request for Approval** - Home owners, renters, or their representatives shall request board approval to conduct an Estate Sale at least 21 days prior to the intended date of the sale. **Request must be made in writing through Hidden Hills Management and shall include reasons for the sale, proposed date of sale, and other pertinent information.**

**Deposit** - A deposit of \$300.00 must be paid to **Hidden Hills Community Association** prior to the sale date. This deposit is fully refundable promptly after the sale if all rules and guidelines have been adhered to. Partial or no refund will be paid as determined by management in the event of rules violations or damage to community property.

**Timing** - An Estate Sale shall be for two and one half days only between the hours of 9 a.m. and 3 p.m. Pick-up of purchased items may be done the same or following day only. Items for sale may not be placed outdoors prior to the day of the sale. All clean-up activity must be completed within 24 hours of the sale.

**Admissions to Hidden Hills** - Those conducting the sale must hire one additional security personnel to screen persons seeking admissions for purposes of attending the sale. **Security shall have the right to control flow and volume of traffic and may temporarily deny admission to Hidden Hills in the event of excess traffic. Directional signs are required to be posted within Hidden Hills.**

**Parking** - Persons conducting the sale are responsible for parking and traffic and control at the site of sale. Jacksonville Sheriff's Office (JSO) is to be present to direct traffic or a guard from Gray's Security. You may call Gray's Security at 904-396-6304. Parking is allowed only on the street and may not impede ingress or egress from any garage, driveway, or cul-de-sac.

**Off-site Items Prohibited** - The sale will be limited to personal property on the premises at the time permission for the sale is granted. No items may be brought into Hidden Hills from outside the community for sale.

**Damage** - Damage to sidewalks, driveways, curbs, shrubbery, or any other damage within Hidden Hills resulting from the Estate Sale is the sole responsibility of the persons conducting the sale. Repairs will be made at the sellers' expense.

**Signed Documents** - Two copies of these rules shall be signed by the seller and any professional company engaged to assist in the sale prior to final approval of the sale being granted. Signature of an official Management representative shall constitute approval of the request to conduct a sale. Management shall retain one signed copy.

**We have read these rules governing Estate Sales and by signature(s) below agree to fully abide by them.**

\_\_\_\_\_  
**Owner/Renter/Designee**

\_\_\_\_\_  
**Date of Estate Sale**

**Hidden Hills Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

\_\_\_\_\_  
**Date Signed**

\*\*\*\*\*

\_\_\_\_\_  
**Company Representative**

\_\_\_\_\_  
**Name of Assisting Company**

**Phone Number:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

\_\_\_\_\_  
**Date Signed**

\*\*\*\*\*

\_\_\_\_\_  
**Hidden Hills Representative**

\_\_\_\_\_  
**Date**

**Please send this form and the \$300.00 deposit (check or money order) to:**

Kingdom Management  
12192 Beach Blvd #10  
Jacksonville, FL 32246