

PERMIT FOR ONE-TIME ESTATE SALE

Lot/Townhome # _____

Owner: _____

Dates of Estate Sale: (Maximum 3 Consecutive Days) _____

Pursuant to the authorization set forth in its Resolution #25-1, the Board of Trustees (the "**Board**"), of the Silvercreek Townhomes Association (the "**HOA**"), does hereby grant this permit (the "**Permit**"), to the Owner referenced above, to conduct a one-time estate sale (the "**Sale**"), subject to the terms, conditions and limitations set forth herein (the "**Sale Terms**").

Sale Terms:

1. **Duration of Sale:** The Sale is limited to a maximum of three (3) consecutive days.
2. **Operating Hours:** The Sale shall be conducted during the hours of 10:00 AM to 6:00 PM each day. No Sale activities may occur outside of these hours.
3. **Permitted Location:** All activities of the Sale will be confined to the Lot # referenced above. No Sale items will be displayed outside of the Townhome.
4. **Public Access & Parking:** The Owner must ensure that adequate parking is provided and that access to the Sale does not obstruct other residents' parking or traffic flow within the community.
5. **Signage:** Signage for the Sale is limited to one (1) sign displayed on the Lot as set forth in the Declaration.
6. **Description of Goods:** Items offered in the Sale are limited to personal and household items including furniture, clothing, appliances, collectibles, etc.
7. **Liability and Insurance:** The Owner assumes all responsibility for any claims of any nature that may arise as a result of the Sale and does hereby agree to indemnify, hold harmless and defend the HOA and Board from any and all claims or damages arising or resulting from the Sale.
8. **Compliance with HOA Rules:** The Owner must ensure the Sale complies with all applicable HOA rules, local ordinances and regulations including local licensing requirements. This includes compliance with noise and parking restrictions as outlined in the governing documents of the HOA.
9. **Enforcement of Conduct:** The Owner is responsible for maintaining order during the Sale. Any disruptive behavior must be addressed promptly.
10. **Revocation:** The Board reserves the right to revoke this Permit at any time, with or without cause, in its sole and absolute discretion.
11. **Non-Transferability:** This Permit is valid only for the specified Sale defined and referred to herein, and is non-transferable.

Board Authorization:

By: _____

Date: _____

Owner Acceptance and Agreement:

By: _____

Date: _____