

Association of Unit Owners of Glenwood Place, Inc.
RESOLUTION of the Board of Directors

ESTATE SALES

WHEREAS the Board of Directors is charged with adopting, modifying, or revoking such other rules and regulations governing the conduct of persons and the operations and use of the units and common elements as it may deem necessary or appropriate to assure the peaceful and orderly use and enjoyment of the condominium (Article IX, Section 6 of the Bylaws);

WHEREAS the Board believes it is in the best interest of the Association to adopt a specific written and uniform policy for Estate Sales; and

WHEREAS the Board of Directors has all the powers and duties necessary for the proper functioning of the Association pursuant to ORS 100.405 and the Bylaws.

NOW THEREFORE, BE IT RESOLVED THAT to preserve the rights of all unit owners in the Glenwood Place Condominium community each unit owner must abide by the following directives:

1. One estate sale is permitted when owners vacate their unit, and the sale cannot exceed two consecutive days.
2. Garage sales are not permitted.
3. Unit owners must apply to hold an estate sale *prior* to engaging a vendor. Vendors must show proof of liability insurance and must agree to provide security and clean-out services for the event.
4. A cash deposit of \$100.00 from the owner is required to cover the cost of disposing of any trash or belongings left behind or damage to other units and/or common elements. The deposit will be returned if not used. Should the deposit not be paid or the damage exceeds the deposit, the additional charges will be added to the closing statement of the unit when sold.
5. Applications must be submitted at least three (3) weeks prior to the planned event, along with the deposit to the HOA Office drop box located next to the mailboxes. The owner will receive approval or denial by phone or email within one (1) week of the event.
6. Vendors' responsibilities:
 - Vendors must provide proof of liability insurance.
 - Advertising must include the phrase "No Parking within the complex. Parking on Sacramento Street and/or Knott Street Only."
 - The vendor and/or resident must have someone posted at the two (2) Glenwood entries during the sale hours to ensure that people are not driving in and attempting to park in the complex. Anyone picking up large items must show a

receipt to gain entry.

- Cars blocking entries and other unit owners' garages will be towed at the expense of the unit owner(s) holding the estate sale.
- Vendors will dispose of any remains from the sale at an off-premises location. If this directive is not followed the vendor will be restricted from future sales in the community.

The Board of Directors will provide a copy of this resolution to every owner of record.

Dated this 6 day of October, 2025

BY: Judith Evans
Judith Evans, Chair

ATTESTED: Diane Larson
Diane Larson, Secretary

Fines will be administered if the owner fails to comply with the requirements stated above.

ESTATE SALE APPLICATION

Requests to hold an ESTATE SALE must be submitted in the
GLENWOOD PLACE CONDOMINIUM OFFICE DROPBOX

OWNERS NAME: (printed) _____ DATE: _____

ADDRESS: _____

BUILDING #: _____ UNIT #: _____ PHONE: _____

EMAIL: _____

DATE OF SALE: _____

OWNER(S) SIGNATURE(S): _____

1. Unit owners must apply to hold an estate sale prior to engaging a vendor.
2. A cash deposit of \$100.00 from the owner is required to cover the cost to dispose of any trash or belongings left behind and/or damages to other units and/or common elements. The deposit will be returned if not used. Should this deposit not be paid or if damages exceed the deposit, the additional charges will be added to the closing of the unit when sold.
3. Applications must be submitted at least three (3) weeks prior to the planned event and must be submitted with the deposit to the HOA Office drop box located next to the mailboxes.
4. The owner will receive approval or denial from the Board of Directors by phone or email at least one (1) week of the event.
5. VENDOR: The vendor must provide proof of liability insurance.
6. VENDOR: Advertising must include the phrase "No Parking within the complex. Parking on Sacramento Street and/or Knott Street Only."
7. VENDOR: The vendor and/or resident must have someone posted at the two (2) Glenwood entries during the sale hours to ensure that shoppers are not driving in and attempting to park in the complex. Anyone picking up large items must show a receipt to gain entry.
8. VENDOR: Cars blocking entries and other unit owner's garages will be towed at owner's expense.
9. VENDOR: Vendors will dispose of any remains from the sale at an off-premise location. If this directive is not followed, the vendor will be restricted from future sales in the community.

Fines will be administered if the owner fails to comply with the requirements stated above.

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Approved: _____

Denied: _____

Date: _____

