

Guidelines

Regarding Opening the Main Gates

Roseheart is a gated subdivision and this calls for the gates to be closed all of the time. However, the HOA Board of Directors (BOD) recognizes that from time to time, as a courtesy to the residents, the gates may be opened for short periods of time. The BOD will use the following guidelines regarding requests for opening the main gates.

Estate Sales: An estate sale represents a major lifestyle change for the resident. It is a way of liquidating the belongings of a family or estate. These are usually much more than garage or yard sales. These sales are permitted under the following conditions:

1. The maximum number of days for the sale is 3 consecutive days.
2. The gates will be open from 9:00 am to 4:00 pm on sale days except for Sunday when they will be open from 12:00 noon to 4:00 pm.
3. The sale holder will provide a security person that will direct traffic and parking at the residence so as not to impede other vehicles passing through. Parking should be limited to one side of the street.
4. The sale holder may submit plans for approval for signs directing customers to the site.

A form requesting the sale (form can be found at the Roseheart web site under eForms) must be sent to FirstService Residential (Rhmanagement@roseheart.net) with a copy to the Clubhouse Manager (roseheart@sanantonio.twcbc.com) at least 2 weeks prior to the event containing the following:

- a. Company holding sale
- b. Name and contact number of security person
- c. Time of sale, dates, times requested for gates to be open
- d. Request for sale info be put in Weekly Updates
- e. Address of sale & contact name if different from homeowner

Open House: In order to assist residents in the sale of their home, the gates may be opened for a realtor/owner to hold an open house. The hours allowed for a Saturday showing are 9:00 am to 6:00 pm and 12:00 noon to 6:00pm on Sunday.

An email request must be sent to FirstService Residential (Rhmanagement@roseheart.net) with a copy to the Clubhouse Manager (roseheart@sanantonio.twcbc.com) at least 2 weeks prior to the event containing the following:

- a. Real Estate Company or owner holding open house
- b. Contact name & phone number
- c. Time of open house, dates, times requested for gates to be open

Garage Sale: A community wide garage sale will be held in odd numbered years in the spring on a Saturday from 9:00 am to 4:00 pm. A notice of the sale will be placed in the local newspaper by the Clubhouse Manager. If there is sufficient interest (6 or more houses), a sale may be held in even numbered years. This event is coordinated by the Clubhouse Manager.

Note: It is contemplated that the above events will likely be held on the days specified. The HOA Board of Directors will consider requests to hold events on other days on a case by case basis.