

LOTUS

Open House Policy for Resales

Approved by BOD on: _____

Procedure:

As in most associations, Lotus does not permit "Open Houses"

This means that no signage is permitted on the exterior roadways of the community, or interior roadways or at the home site in the community indicating an "open house". Owners are expected to make sure their realtors are informed about this policy and comply.

Most realtors know that in order to have an open house in a gated community, they must list their name and number in the Multiple Listing Service (MLS) – interested parties then get the name and phone number of the realtor from the MLS, and they call the realtor, and she/he puts their name on the guest list for the particular property that they want to visit. When interested parties come to the gate, they give their name and address of the property to the security guard, and they are allowed access.

If there are people who come to the gate having viewed the listing on Zillow, or other online entities where the realtor's contact information is not provided, the realtor can leave several flyers at the gate house, so if an individual does show up, and wants to look at a property, they can be provided with the realtor's name and number. The guest can turn around at gate and call the realtor to get their name on the guest list and then the guest may drive up again to the gate and give this information to the security guard to gain access.