

THE SPRINGS AT HIGH ROCK
REAL ESTATE and OPEN HOUSE GUIDELINES

These guidelines serve as notification by the Architectural Review Committee (ARC) to all Real Estate Companies, Agents, and Homeowners selling property at The Springs that gate codes need to be assigned and only approved signs are to be posted in The Springs community.

Approved for sale Signs-

- The approved “For Sale” sign is on a white pole 3 feet high (from the ground) with a 10” x 15” sign displaying white lettering on a laminated green background.
- A clear plastic 8” x 11” box, to display sales information, may be attached to the white pole below the sign. No other decorations or enhancements may be added to or placed near the signs.
- The approved signs are available from Pruett Signs: Email: mpruett51@yahoo.com
- Telephone #: 336-249-8288.
- No other Realtor signs are allowed and may be removed by the ARC if found.
- Signs must be removed upon expiration of listing or sale of property, whichever comes first.

Approved placement of signs for open house events-

The agent hosting the open house is responsible for the display and removal of the directional signs as detailed herein:

- The Small standard directional arrow Real Estate Open House signs are the only signs to be used.
- One sign may be placed at each change of direction or road change.
- Weekend open house: The signs may be placed on Friday evening after 5:00 PM.
- Weekday open house: The signs may be placed the evening before the event after 5:00 PM.
- After the event: The signs advertising the open house MUST come down at the end of that day or the following morning before 11 AM.

Any signs placed before 5:00 PM, as noted above, or remaining on display after 11:00 AM on the following day will be removed by the Architectural Review Committee.

Procedure for obtaining a gate code when listing a house-

When listing a home for sale, the Security Committee will provide a specific gate code for the specific MLS that will be deactivated when the home is sold.

The procedure to follow is to [email to the Security Committee](#).

Include:

- Name of Realty Company with its physical address and phone #
- Broker in Charge with the broker’s email and phone #
- MLS #

Procedure for obtaining a gate code when listing a lot-

The Security Committee will issue the Realty Company a 4-digit code along with a letter explaining that we require them to accompany perspective buyers. That code should not be listed on MLS, rather a note should require other realtors to contact the Broker in Charge so that the broker can maintain control of the Company's code. The procedure to follow is to [email to the Security Committee](#).

To include:

- Name of Realty Company with its physical address and phone #
- Broker in Charge with the broker's email and phone #

Procedure for obtaining a gate code when conducting an open house-

The Security Committee will activate a directory code listed as "Open House" for the duration of the open house. The procedure to follow is to [email to the Security Committee](#) a minimum of 48 hours preceding the open house.

To include:

- Name of Realtor conducting the open house and the realtor's cell phone number
- Date and Time of open house
- The phone number to be called by the gate

The Springs at High Rock- ARC

[Email the ARC](#)

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