



9400 Cascades Isle Blvd.
Estero, FL 33928

Open House Instructions

Attention: Seller/Realtor:

Please read these Step by Step instructions carefully:

Step 1. Read Open House Rules & Regulations/Real Estate Signage

Step 3. Complete the Open House Listing Form to be delivered to the Cascades Administrative Office before 4:00 p.m. on Thursday for the weekend Open House Listing Box.

Step 3. Provide a 239 phone number for you to allow access to the community for interested buyers. This 239 # must be included on your Informational Flyer. All you need to do when they call you from the keypad is PRESS 9 and the guest gate will open for entry, simple as that!

Step 4. Visit our website at www.CascadesInEstero.com for more info. Questions? Contact Nanette during weekday business hours at nhaggenjos@swpropmgt.com

DO NOT attempt to tailgate or piggyback behind another vehicle. The vertical lift arm is designed to come down after each vehicle. (Fines start at \$250.00) We have surveillance cameras recording abuse to the system and your license plate will be recorded. Please respect the privacy of our owners and only visit the homes that have the "Open House" sign in the yard or as listed on this flyer. The homes with real estate signs in the yard and no "open house" sign are private residences that require an appointment through the name and phone number on the sign. If you have questions, please feel free to call the office during business hours 239-495-7937.

CASCADES AT ESTERO

OPEN HOUSE LISTING FORM

Property Listing Address: _____

Lot #: _____

Listing Seller/Realtor _____

Seller/Realtor Phone Number: _____
(area-code must be 239 for community access)

E-mail address: _____

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Homeowner (Please Print): \_\_\_\_\_

Phone number: \_\_\_\_\_ Alternate number: \_\_\_\_\_

E-mail address: \_\_\_\_\_

### **Open House Time-Frame Selection (Circle One or Both):**

**Saturday Time-Frame: 1:00 p.m. to 5:00 p.m.**

**Sunday Time-Frame: 1:00 p.m. to 5:00 p.m.**

Administrator Approval: \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE NOTE: Open House Listing Form MUST be delivered to the Cascades Administrative Office each week by 4:00 p.m. on Thursday to be included in the Open House Listing Box for the weekend open house.**

# CASCADES AT ESTERO RESIDENTS' ASSOCIATION

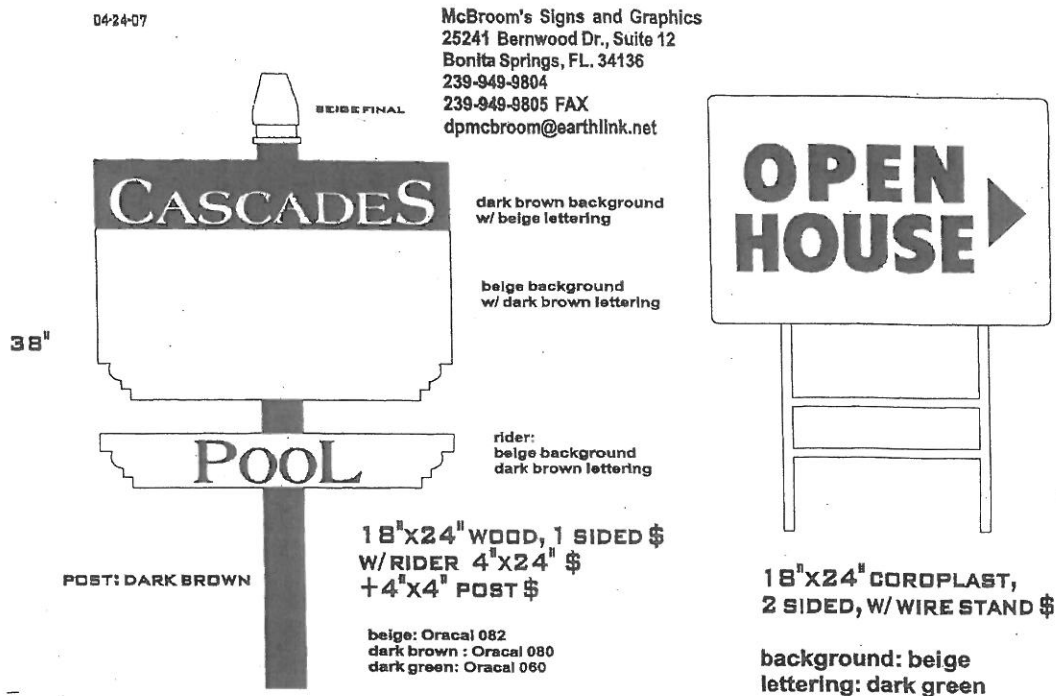
## Open House/ Real Estate Signage Rules and Regulations

1. One approved Open House sign may be placed in front yard only. No signs allowed on public right of ways, Association common areas, at the front entrance into the Cascades at Estero or along Estero Parkway. Open house signage may only be displayed during actual hours a home is "open". No signs shall be permitted in windows.
2. Whenever there is an "Open House" sign displayed, there must be a real estate agent or homeowner present on the property at all times. Sign must be a minimum of thirty six inches (36") from the edge of the roadway.
3. No "Take One" boxes, flyers, tubes, containers, or directional signs are permitted.
4. No signs indicating "PENDING, UNDER CONTRACT or SOLD" are allowed on or attached to the approved sign or any structure on the property.
5. The real estate agent or homeowner will pay for the cost of all signage and will be responsible for the placement and removal of their own signs.
6. No "For Lease" or "For Rent", or "Garage Sale" signs are allowed to be displayed within the Cascades community.
7. No attention-getting devices, such as ribbons, flags or balloons are permitted.
8. All signs must be maintained in good condition at all times. Any sign that are not maintained in good condition, i.e., paint chipping or wood rot will need to be replaced with a new sign or the sign will be removed.
9. Realtor/Owner "For Sale" signs must be removed when the property is taken off the market or within 7 days after closing of escrow. These signs shall not be permitted in windows. The top of the sign is to be no more than thirty eight (38") above ground level.
10. Community Association Manager will remove any sign which does not meet the specifications and/or rules. A \$200.00 fine may be imposed for each occurrence. All costs incurred in correcting or eliminating the violation will be added to, and become a part of, the Assessment to which the offending Homeowner is subject, and shall be secured by the Assessment Lien.
11. Open House Procedure and Registration:
  - May be held from 1:00 p.m. to 5:00 p.m. on Saturdays and Sundays. Days and times are subject to future change.
  - Owners or real estate agents who will be hosting an Open House or wish to offer a home for lease or rental on a particular weekend will provide the Association office with at least twenty copies of a flyer for the open house before 4:00 pm on the Thursday preceding the weekend open house.
  - Realtors or Owners must notify the office for ALL Open Houses with Management in person, email or by fax. Deadline is 4:00 pm Thursday for following weekend Open Houses. List of all registered Open Houses will be maintained by the Management Team.
  - The Management will place all listings of homes that are registered for "Open House, For Rent/Lease" in the information boxes at the entrance to The Cascades.
12. Procedure for Listing and Showing Agents:
  - The homeowner must inform the Management Office, in writing, that the home is either for rent/sale and also provide the name of the listing agent, the agency affiliation and appropriate contract information. If the home is "For Sale by Owner", the owner will be considered the listing/showing agent. The listing agent for a rental is responsible for securing information on the lease form approved for use at Cascades at Estero. No other lease form will be acceptable.
  - The selling or leasing agent has the responsibility of becoming familiar with the limitations imposed on a lessee or prospective owner by the various association documents and the Rules and Regulations of the Cascades at Estero Community Association and insuring that no conditions exist which would place the lessee or prospective owner in violation of the above documents.

# CASCADES AT ESTERO RESIDENTS' ASSOCIATION

## Open House/ Real Estate Signage Rules and Regulations

- Agents and prospective buyers or renters are guests of Cascades at Estero and are expected to conduct themselves appropriately, i.e., obeying speed limits, observing parking restrictions and not creating a disturbance for the residents. Prospects may not make use of the amenities.



- Only one approved 18" X 24" wood sign on 4" X 4" post per residence is permitted.
- Sign must be placed parallel to the street and placed in the planting area directly in front of the home out of the grass for ease of lawn care
- Copy on signs will all indicate "Offered By" and may include any of the following:
  - Name of Real Estate Company (No company agent or logos)
  - Telephone of Real Estate Company
  - Name of agent(s)
  - Telephone or cell phone of agent(s)
  - Email or web site address
- A homeowner selling their own property without a realtor will include on the signs "Offered By" and is permitted to only include any of the following information:
  - Owner
  - Telephone number
  - Second phone number if desired
  - Email or website address
- Advertising Riders (4" x 24") are allowed to be placed 2" under the main sign with only one (1) of the following descriptions: POOL, POOL/SPA or LAKEFRONT