

**BOARDWALK MANOR HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

15.2 ACCREDITED ESTATE AGENT GUIDELINES

The following Rules will be implemented at the Estate in order to secure the safety of all the Home Owners in the Estate.

15.2.1 Contract

A formal contract will be drawn up for all Accredited Estate Agents that wish to sell Property in the Estate.

The following guidelines will be outlined in the contract that all Estate Agents have to sign:

- (a) Agents need to apply in writing to the Board for approval.
- (b) Agents must register at the office of the Estate Manager.
- (c) A registration fee is payable which will be determined by the Board from time to time.
- (d) Registration will be for a maximum period of 12 months after which the agent must re-apply.

15.2.2 “For Sale” “Sold” or “To Let”: Agent boards are not permitted on the Estate or at the entrance to the Estate.

15.2.3 No Show Houses are permitted on the Estate.

15.2.4 Any Accredited Estate Agent must have a specific appointment with or have the permission from the owner of the property visited.

15.2.5 Any prospective buyer has to be escorted by an Accredited Estate Agent or owner while entering the Estate. Nobody will be allowed access to view properties on his/her own.

15.2.6 Agents will not be allowed to approach owners to solicit properties for sale or to let.

15.2.7 Agents must be registered with the BOARD FOR ESTATE AGENTS and be able to give proof of their registration upon entering at the Estate.

15.2.8 Agents must be registered with the INSTITUTE FOR ESTATE AGENTS.

15.2.9 The BOARD reserves the right to refuse registration of an agent without assigning any reason therefore.

15.2.10 The BOARD reserves the right to withdraw registration of an agent who does not adhere to the rules, without the refunding of the registration fee.

15.2.11 The following documentation should be handed to the ACCREDITED ESTATE AGENT by the owner:-

- *ACCREDITED ESTATE AGENT Guidelines**
- *Levy penalty –Building**
- *Foundation Recommendations**
- *Specifications for signage Boards**
- *Use of Streets**
- *Rules and Regulations**