

2.7 **Sale of Home:**

The Association Office shall be notified at the time a residence is sold. Upon completion of the sale, the selling Owners Resident ID Cards will be deactivated and/or shall be surrendered to the Association Office.

- 2.7.1 **Seller's Obligation to Provide Governing Documents:** California State Law obligates the Owner/Seller to provide prospective purchasers with copies of the Governing Documents (CC&Rs, Bylaws, Articles of Incorporation, Rules and Regulations, Design Rules Enforcement Policies and Procedures and Assessment and Billing Collection Policy) as well as a statement showing the status of the Owner's account with the Association.
- 2.7.2 **Non-Transferrable Transponders, Resident and Tenant ID Cards and Guest Pass:** All transponders, Resident ID Cards and Tenant ID Cards in the Owner/Seller's possession or control are to be returned to the Association Office by close of escrow. Transponders, Resident ID Cards and Tenant ID Cards are not to be transferred to the new Owner. The new Owner is responsible for registering with the Association Office and will receive transponders and ID Cards at that time.
- 2.7.3 **Open House Rules:** The following rules apply to Residents (or their realtor) having an open house in an effort to sell their home:
- One (1) "For Sale" sign per residence, located wholly within the lot
 - "Open House" directional signs are not permitted on any SCSHCA Common Areas
 - One (1) "Open House" sign is allowed on the property of the house having the showing during the hours of the open house
 - Signs are limited to a maximum area of six (6) square feet in size
 - **T-frame signs are not permitted.**
 - Signs are not to be visible from the golf course
 - **Open houses may be held Monday – Sunday from 7:00am – 6:00pm.**

2.8 **Signage – Generally:**

Signage Rules for SCSHCA are as follows:

- 2.8.1 **For Sale or For Rent/Lease Signs:** One "For Sale" or "For Rent/Lease" sign per residence will be permitted within SCSHCA when located wholly within the lot being advertised for sale or rent/lease. Signs are limited to a maximum area of six (6) square feet in size. The sign color shall be beige background with brown letters. Signs are not to be visible from the golf course.
- 2.8.2 **Identification Signs:** Owner Identification signs must be approved by the DRC and must conform to the below requirements:
- Only one (1) per lot
 - Must be compatible with the area, Owners house and landscaping
 - Owner must specify type of materials used, sign dimensions, color and the exact proposed location

