



DOMINGUEZ HILLS VILLAGE

Real Estate Events/Entry Approval

A. Agent/Broker Entry Access

Real Estate agents and agents' caravans and /or other real estate events are authorized only when they can produce evidence that they are in fact an authorized real estate agent.

1. Real estate agents may enter the community to:
 - a) Show property to a potential purchaser.
 - b) Visit with a homeowner whose property is listed with them.
2. Agents are not permitted to solicit Dominguez Hills Village residents for listings. This includes the practice of "farming" and distribution of brochures or other marketing items in the community.
3. Guest Passes are issued only for one (1) day to licensed real estate agents.
4. The guest pass is for authorized entry only to the home for which it was issued..
5. The homeowner must call the gate attendant to authorize the entry of a real estate agent or file the "Realtor Authorization to Show Home" form with the management office and the Birch Knoll gate attendants.
6. If a real estate agent arrives at the gate and has not been previously authorized entry, the gate attendant must call the homeowner or authorized agent to receive permission to admit the agent.
7. In the event a potential buyer arrives at the gate that has not been previously authorized for entry, the gate attendant must call the homeowner or authorized agent to receive permission to admit the agent.

B. Open House Events

1. Open houses may be held from 10 a.m. to 6 p.m. and may take place once every 30 days.
2. Owner or homeowner's approved agent wishing to hold an Open House must contact DHVCA Management in writing or by fax at least five (5) days prior to the event and indicate the date and inclusive times of the requested open house.
3. Open houses may only be authorized by Management, Admittance for events that are not approved in advance will not be granted.
4. All costs associated with the open house event shall be the responsibility of the owner.
5. Individuals arriving at the gate facility and indicating they will be attending the open house must specify the address of the open house at the gate in order to be issued a guest pass. Real estate agents other than the authorized listing agent must also provide a specific address.
6. The gate attendant will then call the authorized listing agent to indicate the name of the individual attending the open house.
7. The resident or real estate agent will be asked to report back to the gate attendant if the individual does not show up at the house within a reasonable time.
8. Attendees of the open house will be issued a one day guest pass and the gate attendant will inform the individual that they may only visit the authorized home.
9. Open House signs must conform to all rules of the Association and will be allowed only on the open house property the day of the open house between the hours of 10 a.m. and 6 p.m. and may only be located at the front of the lot.
10. No flags are permitted.
11. Real estate inquiries that request a specific house address are to be given access to the Community Association with a Guest pass according to the procedure for issuing guest passes.

C. Real Estate Showings

1. The resident or not-resident owner must contact the gate attendant and advise the attendant of the date and time of the visit.
2. Any other non-authorized visitors must be escorted by the homeowner or previously authorized agent or broker.
3. The homeowner or homeowner authorized real estate agent must authorize admission of a potential buyer.
4. A one-day guest pass will be issued to the potential buyer.

D. Broker and /or Office Previews

1. One (1) broker preview and one (1) office preview per home is allowed in each 90 day calendar period.
2. Broker Previews and Office previews are only allowed Monday through Friday between the hours of 9 a.m. and 5 p.m.
3. Details of the preview including the date, time and anticipated number of attendees must be faxed or emailed to the Management office at least five (5) days in advance of the broker preview. Management will forward a list of approved real estate events to the gate attendants each week as needed.
4. Realtors who arrive at the gate and state that they are attending a preview previously authorized by the homeowner and approved by Management will be admitted by the gate attendant upon presentation of their business card indicating the individual is a licensed real estate agent.
5. All signs must conform to all rules of the Association and may be placed only on the front of the open ;house property.
6. Real estate agents are not allowed to utilize flags, balloons or open house signs that deviate from the Dominguez Hills Village Community Association signage program or any City or County ordinance.

Estate Sale Rules

1. The resident or non-resident owner must contact the security gate attendant and advise the security officer of the date and time of the estate sale.
2. Owner or homeowner's approved agent, wishing to hold the estate sale must contact the management office in writing, fax or email at least five (5) days prior to the event and indicate the date and inclusive times of the requested open estate sale.
3. Individuals arriving at the gate facility and indicating they will be attending the estate sale must specify the address of the estate sale at the gate in order to be issued a pass.
4. The Security officer will then call the homeowner or authorized listing agent to indicate the name of the individual attending the estate sale. The resident or agent for the estate will be asked to report back to the Security officer if the individual does not show up at the house within a reasonable time.
5. Homeowners are not allowed to utilize flags or balloons or any estate sale sign that deviate from the Dominguez Hills Village Community Association signage program, or any City or County ordinance. The security patrol officer shall advise the homeowners or their agents of any observed infraction(s).