

Realtors' Guide to Selling a Townhome in SouthSide Village

Although we never like to lose a neighbor, when the time comes for one of our Owners to move, we want to help make the process as easy as possible. At those times, we want our realtor friends to have a thorough understanding of our community and its operations so that they can best inform prospective buyers. This SouthSide Village (SSV) website contains many resources about our community. Feel free to make copies of the materials in our Community section. As well, it is important to ensure that you are aware of our HOA rules applicable to selling a townhome in SSV.

MLS Listing

If you need to confirm any information included in the MLS listing of the townhome being sold, please contact Cedar Management Group, our management company, at support@mycmg.com.

Please be sure your clients know that SouthSide Village is a planned unit community and NOT a condominium. As you know, there is a big difference between the two!

Gate Access Codes

Temporary gate access codes are available to realtors who need regular access to SSV without having to contact a resident. A four-digit code will be assigned by our Gatekeeper who can be contacted at SSVGatekeeper@charter.net. Once assigned, you will use the access code at the gate callbox by simply pressing the * key, enter the four-digit code, followed by the # key. The gate will then open and stay open for 30 seconds. If you make a mistake while typing in the code, press * to clear the keypad and try again. The gate system keeps a record of every time access is attempted with an access code and the result. The Gatekeeper can download and view this record if there are any security issues and, if necessary, can disable any codes that are being misused.

Applicable HOA Rules

Signage:

- **For Sale Signs:** When the listing becomes active, a "For Sale" sign may be placed within the garden area next to the front door of the unit. In order to facilitate the landscapers' mowers, it may NOT be placed in any grassed area. Only one "For Sale" sign is allowed on the property. [SEP]
- **Open House Signs:** If needed, Open House signs may be placed in SSV no more than one week prior to the event. One sign may be placed at the entry to the community and one at the entrance to the street on which the townhome is being sold. Signs must be removed promptly after the event. Please make arrangements with our Gatekeeper (SSVGatekeeper@charter.net) to have the gate open for access to SSV during Open House hours.

Buyers' Information: Printed copies of the "SouthSide Village Guide for Prospective Buyers and New Residents" must be available for prospective buyers visiting the home. The Guide, available on the SSV HOA Website, answers many questions prospective buyers typically have.