



*In the heart of Gulf Harbour*

## Shangri La Gardens

### Selling your home in Shangri-la Gardens?

The following are conditions that must be met when selling your home in Shangri-la Gardens:

- Permission to erect a 'For Sale' sign inside Shangri-la Gardens must be pre-approved by the SLGRA Committee. Requests are to be received by the Committee in writing. They should be forwarded to 'The Committee' via the Secretary.
- Approval to erect a sign is not usually declined, however it is subject to the following conditions being adhered to:
  1. The property is tidy and maintained
  2. The member is financial with the Association
  3. The outline and measurements of the proposed sign are supplied to the Committee and the sign is kept within Council guidelines
  4. One sign only per property may be erected in or on the property or surrounds of Shangri-la Gardens
  5. The sign must be well maintained and should not be left up for an unreasonable period of time.
- Additional signs to support 'Open Homes' etc are permitted, on the basis they are erected and removed on the same day of the 'Open Home'
- Any un-approved signs that are erected will be removed without notice. These will be placed behind the Clubhouse and held for 30 days at which time they will be destroyed if not collected.

Once your property has sold / becomes Unconditional you must:

- Have your Solicitor notify 'The Secretary' in writing providing details of the settlement date and the name and contact details of the new property Owners
- Return your Security Swipe Tag on the day you move out of the property to The Key Manager - Suzanne Perigo at 40 Serene Place. This must **NOT** be left behind for the new property owners as it needs to be re-allocated to them once Residents levy payments have been established. Please note that if the key is not returned and / or is lost you will be held responsible for its replacement at a cost of \$50.00

Should you have any further questions or require additional information please do not hesitate to contact Christine Lawrie, Secretary at [secretary@shangrilagardens.co.nz](mailto:secretary@shangrilagardens.co.nz) or by phone at 424 7775.

Regards

Shangri-la Gardens Residents Association Inc