

Forbes LOA Lot Posting Policy Effective January 1, 2012

For the last two years to support our members, we have researched, developed and maintained a Lot for Sale link on our website. The office has worked diligently to create and maintain our web site. The staff has done an excellent job in doing this. However, this has become a major time consuming task. We would like to continue to offer this service. But to do so, we find it necessary to cover the LOA's cost.

EFFECTIVE JANUARY 1, 2012, we will initiate the following policy for posting lots or homes on our website.

All information related to any posting, or new posting or change to an existing posting must be submitted in **writing** either by letter, fax, e-mail, or completing the Lot for Sale posting form available on our website under the Forms link. You can also stop in the office and fill out the form. The office can no longer accept changes verbally. A written description of the posting, your preferred contact information and payment must be received prior to the property being listed.

The time it has taken the office to maintain this service has far exceeded the amount of time allotted in performing this service; the costs associated with this service should not be a cost borne by those landowners not participating in the service.

NEW POSTINGS:

There will be a one-time \$100 listing charge for all new listings:

- the posting cost,
- cost of marking the property's two front pins, thereby making the property easier to find from a bordering road, but this is not a survey and cannot be represented to anyone as such and Forbes LOA cannot be held responsible for mismarked pins.
- notifying adjoining land owners of the property for sale,
- the LOA staff will accept all initial inquiries and answer basic questions regarding the property and the association, i.e. By-Laws and Covenants, specific questions on individual lots will be directed to the lot owner,
- research the description of the land owner's lot/s, i.e. location, size. Disclaimer: While our office does its best researching lot descriptions, it cannot be held responsible for errors.

This charge will cover 2 lots if listed at the same time. Additional lots (1 or 2 at a time) will require an additional \$100.

For new postings throughout the year, the initial \$100 fee will apply. These fees will not be prorated. All new listings are valid for January 1st through December 31st each year.

EXISTING POSTINGS:

Beginning January 1st, all existing lot listings will be subject to a \$50.00 fee annually. This fee covers up to 2 (two) lots, but only if the two lots have a shared side by side lot line. If you post

more than one lot, and the lots do not have a shared side by side lot line, an additional \$50 will apply to the second lot. Additional lots, up to 2 (two) with shared side by side lot line will be an additional \$50. These fees will cover:

- the posting cost,
- cost of marking the property's two front pins, thereby making the property easier to find from a bordering road, but this is not a survey and cannot be represented to anyone as such and Forbes LOA cannot be held responsible for mismarked pins.
- notifying adjoining land owners of the property for sale,
- the LOA staff will accept all initial inquiries and answer basic questions regarding the property and the association, i.e. By-Laws and Covenants. Specific questions on individual lots will be directed to the lot owner.

CHANGES TO POSTING:

If changing a specific listing is necessary and the reason for the change is not an error made by our staff, a charge of \$15 is required prior to our making the change. This includes price changes.

Payment must be received prior to January 31, 2012. If payment isn't received prior to January 31, the property will be removed from the website. Once a listed property is removed, there will be a \$100 charge to relist it.

We realize no one likes the added fees for this service, however, sales statistics prove that prospective buyers do use our website to research lots for sale and this is a vital service to our land owners. Steps are being taken by the LOA office to increase visibility of our website through internet search engines. There will be associated expenses in this process, which will be offset by this newly implemented policy.

This service is only offered to LOA landowners who are in good standing.