



## **Seabrook Island Property Owners Association Real Estate Agent Access & Open House Policy**

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These policies apply to all properties in the Seabrook Island Development (SID), which include properties inside the main gate, and in the Salt Marsh and Bay Pointe developments.

The Seabrook Island Property Owners Association (SIPOA) manages all access to the Seabrook Island Development (SID) including access for commercial businesses such as contractors, service providers, realtors, etc.

### **Real Estate Agent Access**

Real Estate Agents are considered commercial service providers. While most businesses are prohibited from entering the SID on Sundays or holidays, realtors are permitted to show properties to clients on Sundays and holidays. Access hours are 7:00a.m. to 6:00p.m. To enter the SID, agents must present their realtor's license and purchase a commercial daily pass or annual commercial barcode. Realtors may not authorize guest access, and the sales agent must accompany their client for the duration of their time in the SID. Realtors and their clients do not have access to any amenities. Realtors must also have a valid Town of Seabrook Island business license.

### **Real Estate Open Houses**

Real estate open houses are considered commercial activity. SIPOA Rules and Regulations prohibit commercial activity on Sundays and during specific holiday periods (see "Holiday Hours" below). While an exception has been made for realtors showing properties to individual clients, real estate open houses are prohibited on Sundays and during the holiday periods specified.

Any realtor planning to host an open house during a *non-holiday* period or Saturday, must notify the Gatehouse in writing at least five days in advance. Due to the volume of guest traffic on weekends, all Saturday open houses must end no later than 3:00p.m. To obtain access to the SID, all open house guests are required to pre-register with the hosting agent to obtain an open house brochure which they present to the pass officer at the 1900 Seabrook Island Road pass location during operating hours. If the 1900 Seabrook Island Road location is closed, the brochure may be presented at the Gatehouse. The host agent will provide a written list of pre-registered guests to the Gatehouse at least 24 hours prior to the open house event.

Balloons may be attached to the property mailbox for the open house period. No "for sale," "open house" or directional signs are permitted at any time on the open house property or any other location.

### **Holiday Hours**

Except as specified in the SIPOA Rules & Regulations, only Emergency Work can be performed on the following holidays and holiday periods:

New Year's Day  
Easter Sunday  
Memorial Day  
Independence Day

Labor Day  
Thanksgiving Day  
Christmas

<b>If the Holiday falls on:</b>	<b>The Holiday Period is from:</b>
Monday	Saturday prior to the Holiday, through the Holiday Monday
Tuesday	Saturday prior to the Holiday, through the Holiday Tuesday
Wednesday	Tuesday prior to the Holiday, through the Holiday Wednesday
Thursday	The Holiday Thursday, through the Sunday following the Holiday
Friday	The Holiday Friday, through the Sunday following the Holiday
Saturday	The Holiday Saturday
Sunday	No contractor work is permitted on Sunday

Emergency Work is defined as work that is required to address immediate fire or electrical hazards, plumbing leaks or other conditions requiring immediate attention, the delay of which would cause risk to life or health or significant damage to property. Requests for emergency work are reviewed by the Security Manager or Executive Director on a case-by-case basis.