



Real Estate Agent and Brokers:

Re: Montserrat Real Estate Agent Practices and Protocols

The Montserrat Board of Directors, has over time, instituted the practices and procedures outlined below. Montserrat is a secure, gated community. These practices are intended to keep the neighborhood secure and protect the privacy and tranquility of the residents.

- For community access, real estate agents and brokers must display their real estate license, a business card or a driver's license and identify their agency with telephone number to the guards.
- Prospects/Customers must be escorted by the real estate agent or broker. Prospects/Customers are not allowed to roam the property unattended.
- Photographs of homes, other than the one being shown, are prohibited.
- Persons under contract have no ownership privileges. They must be accompanied by the real estate agent/broker, owner, or other arrangements must be made with security.
- Open Houses can only be conducted on Sundays from 2 – 4 pm. Each house must have a real estate agent/representative inside during the Open House. Guests may view the Open House only. They are not allowed to roam the property.
- Signs, in accordance with the Covenants must be "a dignified "for sale" sign (of not more than nine (9) square feet in size)"

Real Estate Agents and Brokers not complying with these practices and protocols will be escorted from the property.

For the Board of Directors

Larry H. Hamre
Board Secretary, Montserrat Homeowners Association