

Real Estate Sales Advisory Handout
Raintree Plantation, Hillsboro Missouri 63050

<p>1. SHOWING of real estate at Raintree Plantation requires at least one of the following to be accompanying a buyer, or an investor.</p> <ul style="list-style-type: none"> a. The Property Owner b. The Property Owner's Listing Agent/Realtor® c. The Buyer's Agent/Realtor® 	<p>Reference: Gate Card Agreement</p>
<p>2. REALTORS® must stop and register with the guard at the Visitor Center. Presentation of Realtor® photo identification and a current business card, for each and every entry, is required. All entry passes and entry codes are for onetime entry.</p>	<p>Gate Card Agreement</p>
<p>3. BUYERS must <u>ALWAYS</u> be accompanied by their Realtor® for an entry pass and at all times while inside the community gates (see 4 below for the only exception). If driving separately, the buyer must register as a visitor, along with their Realtor® at the Visitor Center. Vehicle "Tailgating" through the community gates is a trespassing violation and violators will be prosecuted.</p>	<p>Gate Card Agreement</p>
<p>4. OPEN HOUSE must be pre-registered with the POA office, no later than 2:00 p.m. of the day before the open house, and with the Visitor Center security personnel the day of the open house. The Realtor® must be at the open house and answer their phone before prospective buyers will be issued a visitor pass to enter to view that property only. If a potential buyer ask to "drive around" then the Realtor® must accompany the buyer.</p>	<p>Gate Card Agreement</p>
<p>5. <i>"NO SIGNS of any nature, business or otherwise, except the identifying name of the home or owner may be displayed."</i> Property Sale Signs are not allowed.</p> <p>Two currently acceptable exceptions to the NO SIGNS restriction are:</p> <ul style="list-style-type: none"> (1) OPEN HOUSE & ARROW signs displayed <u>only during</u> a pre-registered open house (2) FOR SALE signs displayed from the <u>inside</u> of a window 	<p>Covenants & Restrictions Para. 1b.</p>
<p>6. USE OF POA PROPERTY and it's amenities is not an entitlement for anyone other than Property Owners. Property owners are responsible for their guest and must accompany their guest at all times while inside the community gates. Unaccompanied use of the beach, parks, lakes, etc., by a contractor, i.e., Realtors®, is not allowed.</p>	<p>Gate Card Agreement</p>

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