

## **SELLING RESIDENTIAL PROPERTY IN NORTH OAKS**

*The sale of residential property in North Oaks requires awareness of the provisions in a warranty deed (since 1995 called a declaration) that contains restrictive covenants attached to all residential property and city ordinances regulating signs and trespassing.*

### **Marketing/Open Houses**

All roads within North Oaks are private. City ordinance 130.04 provides that “No person shall enter upon any real property situated within the city without the express consent of the owner or owners of such property. Consent given on any occasion to enter upon the property shall not be implied or deemed to be consent to enter upon the property on any other occasion or occasions.”

Blanket invitations to real estate open houses are not permitted. This includes the placement of a specific address of a house that is for sale in North Oaks in any advertising media including the internet. Photos without addresses are permitted. Prospective buyers must call a real estate agent or home owner to make an appointment for viewing/visiting a home at a specific address.

Agents have commented that an advantage of not publishing a street address encourages direct contact with serious prospective buyers.

### **Signs**

The warranty deed states only one “for sale” sign may be placed on a property. City ordinance 151.050 (C)(5) permits one real estate sign not to exceed eight square feet.

Directional signs for open houses at the accesses to North Oaks or anywhere within the community are not permitted. The property line of each lot in North Oaks extends to the middle of the road with an easement provided for the road; thus all roads including road sides are private property.

### **Privacy Policy**

There is strong community support for enforcing the Privacy Policy adopted by the North Oaks Home Owners’ Association. The portion of the policy that applies to home sales is summarized in this brochure. Periodically, accesses are monitored to identify non-resident vehicles.

## **First Right of Refusal**

The warranty deed provides that before accepting an offer of purchase for their home, home owners must first send the terms of the offer by registered mail to the North Oaks Company (5959 Centerville Road, Suite 200, North Oaks, MN 55127) to allow them the First Right of Refusal.

The sale cannot be complete until the North Oaks Company either approves the sale in writing or disapproves the sale in writing and tenders to the seller an equal amount for the property.

The letter to the North Oaks Company describing the bona fide offer must also include:

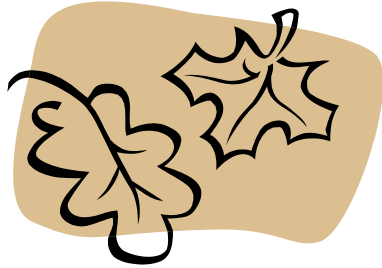
- address of the property
- name(s) of the seller(s) and buyer(s)
- dollar amount of the purchase offer
- scheduled closing date
- name and address of person to whom the North Oaks Company should respond
- completed North Oaks Home Owners’ Association application form (available at the NOHOA office, 100 Village Center Dr., Suite 240, North Oaks, MN 55127)

**Failure to give notice to or to receive written consent from the North Oaks Company prior to closing may result in problems on the title of the property which can affect future marketability.**

## **North Oaks Home Owners’ Association**

All residents living within North Oaks are required by the provisions in the warranty deed to be members of the North Oaks Home Owners’ Association (NOHOA). A real estate agent or closer should determine that there are no outstanding NOHOA dues or assessments on a property prior to closing. Call the NOHOA office (651-792-7765) to obtain this information. When the purchase of a house is completed, new residents must fill out a membership application available from the real estate agent or NOHOA and return it with a \$1,000 new-member initiation fee to the NOHOA office which will send the new resident a “New Members Packet” containing extensive information about North Oaks government and the community.

*See back page for sources of additional information*



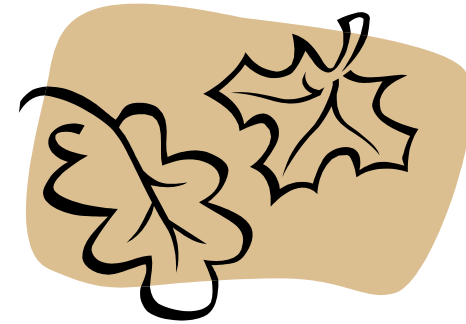
### **Additional Information**

**City of North Oaks**  
100 Village Center Drive, Suite 230  
North Oaks, MN 55127  
651-792-7750  
[www.cityofnorth-oaks.com](http://www.cityofnorth-oaks.com)

**North Oaks Home Owners' Association**  
100 Village Center Drive, Suite 240  
North Oaks, MN 55127  
651-792-7765  
[www.nohoa.org](http://www.nohoa.org)

**North Oaks Company**  
5959 Centerville Rd., Suite 200  
North Oaks, MN 55127  
651-484-3361  
[www.northoaks.com](http://www.northoaks.com)

## **Selling Residential Property in North Oaks**



### *Requirements for Property Owners and Real Estate Agents*

**As a home owner** who has enjoyed the privacy, limited traffic and the unique environment in North Oaks, please remember the benefits you have derived. As you prepare to sell your home, respect your neighbors' and the community's continued desire to maintain the quality of life that you have known. These requirements should not be a hindrance to the sale of your home and will assure future residents of living in the community that you have enjoyed.

**As a real estate agent**, you have an obligation to comply with the provisions in the warranty deed, city ordinances and established policies of the city in which you are doing business. You should feel comfortable sharing with prospective sellers and buyers the unique advantages of living in North Oaks. These advantages can only be sustained by following community guidelines.