



Spring Valley Lake Association
13325 Spring Valley Parkway
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Spring Valley Lake, CA 92395-5107

We are opening up a 28-day comment period for the Architecture Policies and Procedures for Garage/Yard Sales. Please review the proposed changes and submit any comments to info@svla.com no later than 5PM on Friday, April 24, 2026.

Architecture Policies and Procedures Proposed Changes for Garage/Yard Sales

(Changes are highlighted in yellow)

Previous rules:

8.3.1 A garage/yard sale sign may be temporarily erected on the resident's property. Signs shall not exceed eighteen inches (18") by thirty-two inches (32") and can be displayed during actual sale hours only. Sales shall be approved in accordance with Section 9.5.

8.3.2 All garage/yard sale signs shall be removed at the end of each sale day.

9.5 Garage/yard sales are limited to four a year, each limited to three days in duration, and a maximum of one in a thirty (30) day period. Any garage/yard sale exceeding the aforementioned restrictions shall be considered to be a business on residential property in violation of the CC&Rs.

9.5.1 Garage/yard sale permits are required and shall be obtained from the Public Safety office prior to the planned garage sale.

New proposed Recommendations:

8.3.1 A garage/yard sale sign may be temporarily erected on the resident's property. Signs shall not exceed eighteen inches (18") by thirty-two inches (32") and can be displayed during actual sale hours only. Sales shall be approved in accordance with Section 9.5.

8.3.2 All garage/yard sale signs shall be removed at the end of each sale day.

- Signs that have been erected on any stop sign, street sign, electrical box, etc., will be logged, contact will be made with the resident/property owner conducting the sale, and a request for immediate removal will be made.
- A reasonable amount of time will be given for sign removal. If signs are not removed within the allotted time, Public Safety will remove the signs, and the resident/property owner will be subject to a citation.
- In the event that Public Safety removes any sign, said sign will be held at the Community Building for no more than seven (7) days before it is disposed of.

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~~9.5 Garage/yard sales are limited to four a year, each limited to three days in duration, and a maximum of one in a thirty (30) day period. Any garage/yard sale exceeding the aforementioned restrictions shall be considered to be a business on residential property in violation of the CC&Rs.~~

~~9.5.1 Garage/yard sale permits are required and shall be obtained from the Public Safety office prior to the planned garage sale.~~

9.0 Special Uses

Purpose

The purpose of this section is to provide locational and operational standards for the conduct of garage and yard sales. These standards are intended to allow residents the opportunity to sell unwanted household goods and items while preserving the residential nature of the surrounding neighborhood.

Applicability

The standards in this section shall apply to the conduct of garage and yard sales.

Standards

- (a) *Activity Prohibited in Public Right-of-way.* Garage sale activity may not be conducted in the public right-of-way, including streets, sidewalks, parkways, or alleys.
- (b) *Items for sale.* A majority of items sold at garage sales shall be used for goods, wares, or merchandise of household nature, and shall not have been acquired elsewhere for re-sale.
- (c) *Maximum Number of Sales per Year*
 - a. Residents shall be allowed to have a maximum of four garage sales per calendar year at the same address.
- (d) *Maximum Number of Consecutive Days.* A garage sale may not last longer than three consecutive days, and a maximum of one in a thirty (30) day period.
- (e) *Residents Only.* Only the resident of a property may conduct a garage sale.
- (f) *Sale Hours.* Garage sale activity shall be limited to the hours of 8:00 a.m. to 5:00 p.m.
- (g) Any garage/yard sale exceeding the restrictions shall be considered to be a business on residential property in violation of Article VIII of the CC&R's.
- (h) Garage/yard sale permits are required and shall be obtained from the Public Safety office prior to the planned garage/yard sale.
- (i) If a property owner is found to be in violation of these guidelines they will be asked to fix the issue, i.e., remove the retail items.
- (j) If the property owner refuses to remedy the issue they will be issued a citation.