

PEGASUS AIRPARK

REALTOR - PROPERTY MANAGEMENT AGREEMENT

Thank you for working with our homeowner. We appreciate your profession and thank you in advance for understanding our gated community needs. **Our gated community has an increased level of responsibility due to having an active airport runway.**

Following is some helpful information which you will be responsible for.

ENTRANCE GATES: There are two entrance gates to our community; a gate located on the west side (Off of Ellsworth Rd) and a gate located on the south side (Off of Empire Blvd at Crismon Rd.). Currently your assigned gate code will only work at the west gate off of Ellsworth (**IT WILL NOT WORK AT THE SOUTH GATE**).

GATE CODES: All owners have an individual, unique gate code assigned to them. Do not publish homeowners' codes in the MLS, notes, or otherwise use for selling or showing properties. Instead, agents are issued a temporary code used specifically selling or managing purposes. **DO NOT PUBLISH YOUR REALTOR CODE.** You may place the code in the private section of the MLS notes. Do not publish the code in flyers or other media. Open houses - contact Gary Munson to discuss options.

HOURS OF OPERATION: The assigned gate code will provide access from 8:00 am to 8:00 pm, seven days per week and will not work outside of these hours. If you need access outside of these hours, contact Gary Munson to make special arrangements or other options.

Gate Code Changes: Your gate code may be deactivated unless you communicate your status quarterly: January 1, April 1, July 1, and October 1. It is your responsibility to contact Gary Munson prior to these dates to update your status. Your code may be deactivated without notice if you fail to provide quarterly status.

RUNWAY AND TAXIWAY: If not already aware, our community is an "airpark" and there is an active runway within the community. The **airfield is a restricted area**. Under no circumstances are vehicles allowed to drive on or across the airport runway or taxiway. Driving on the airport runway and/or taxiways may result in a **\$500.00 fine to you or the homeowner**. Violators may be referred to the Maricopa County Sheriff for felony prosecution under A.R.S. 13-1504 – Felony Criminal Trespass.

Once a buyer purchases a lot or home, it is highly recommended and may be beneficial to you to advise the new buyers or the buyer's agent, to have the new owner contact Gary Munson below and arrange for access to the community. If not, the new owners will only have limited access and possibly no access once the realtor or previous owner's code is deactivated.

Contact Gary Munson: Cell 602-561-1918, email pegasusairparkgates@gmail.com

REALTOR - PROPERTY MANAGEMENT INFO

If you have a current or pending listing, please provide the following information:

Homeowner/legal authority name: _____

Address of property: _____

Lot number: _____

Anticipated listing expiration date: _____

Real Estate Agent Contact information:

Company Name: _____

Agent Name: _____

Phone: _____

Email address: _____

I acknowledge receipt and understand the rules and information provided in this document.

I acknowledge receipt and understand the rules and information provided in this document.

By: _____ **Date:** _____

Please return this information to:

Gary Munson

Email pegasusairparkgates@gmail.com

Or Fax to 480-287-9664,

Cell number 602-561-1918