



Riverwalk Deed Restriction | **Instructions for Real Estate Brokers and Owners**

Summary

Riverwalk PUD contains 4 buildings with a resident occupancy deed restriction. This deed restriction defines how a unit is marketed for sale or rent including marketing distribution prior to announcing the listing to the public. There are three phases to the marketing that an owner must follow. The Valley Home Store will participate in Phase 1 and later in Phase 4, processing a buyer/tenant application.

Deed Restriction Timeline

Phase 1 | Marketing to Riverwalk employees and businesses for a duration of 30 days (see Phase 1 Requirements and Procedure for Brokers below)

Phase 2 | Marketing to residents in Eagle County for a duration of 90 days

Phase 3 | Marketing is opened to anyone, after 120 days, as long as the occupant still meets the terms of the resident occupancy deed restriction

Buyer or Tenant is found and application is sent to TVHS for approval

Phase 1 | Requirements

Any Deed Restricted listing in Amber, Topaz, Crystal, and Market buildings must comply with the following:

1. During the first 30 days of the listing, the unit will be offered exclusively to employees and businesses located within the Riverwalk PUD
2. The owner is responsible for distributing a marketing flyer and unit information to all businesses located within Riverwalk PUD
3. The owner is responsible for collecting all business signatures, demonstrating receipt and opportunity to communicate to employees, prior to announcing the listing on any public distribution sites including the Vail MLS
4. Owner may engage a Real Estate Broker to assist with distribution of marketing material and collection of signatures

Phase 1 | Instructions for Brokers

1. Contact The Valley Home Store and notify us of your upcoming listing
2. Review the Deed Restriction and communicate the requirements to your owner/seller
3. Prepare your marketing materials
4. Contact The Valley Home Store to arrange for Electronic Signature Form and Google Sheets Collection
5. Provide your marketing flyer and Listing Agreement to The Valley Home Store
6. The Valley Home Store will create the Form and Sheet and provide that to the Riverwalk PUD Manager who will distribute directly to Riverwalk PUD businesses along with your marketing flyer. The Sheet will be provided to you, the Broker
7. Signatures will be collected directly through the Form and auto populated onto the Google Sheet



8. Once you have received all signatures, please notify The Valley Home Store and we will verify the Sheet against the current business list provided by Riverwalk PUD Manager. *in the event all signatures cannot be collected using the electronic form, live signatures will need to be collected using the paper sheets included in the Riverwalk Application*
9. Once the Sheet has been completed and verified against the current business owner list, the listing can be activated in the MLS, commencing Phase 1 of the Deed Restriction Timeline.
10. If any part of the listing changes (price, terms, marketing, etc), the listing resets back to Phase 1 and all steps will be repeated