

## >>>>>>>> REALTORS – 2026 UPDATE



### Xanadu Condo Association Guidelines for Realtors and Real Estate agents:

- 1) **Accompanied Access Required.** An Agent, Broker or brokerage staff must accompany ALL prospects to the unit.
- 2) **No Third-Party Fob Access.** Brokers and Agents cannot grant third-party access. Xanadu access FOBs are not to be given out to home inspectors, appraisers or any other service provider. They must be accompanied by the agent or owner. Violators will be issued a trespass notice and ejected from the property and fobs disabled.
- 3) **Photography Outside the Unit.** Photographers intending to photograph anything outside the unit must notify the Property Manager set up an appointment. Again, the realtor or owner must be present to let them in and escort them.
- 3) **Drone Operations.** Flying/operating a Drone is not allowed unless written approval is given by the LCAM or BOD. Requests must be submitted a minimum of 3 days in advance. Violators will be issued a trespass notice and ejected from the property. A repeat offense will generate call to CB PD as this is a felony.
- 4) **Open Houses and Showings.** Open houses and showing-access are permitted during ordinary/reasonable hours weekdays and weekends. No signage or flags are allowed on the property (inside or out) promoting an Open House or unit for sale. Brokers and Agents must have a company representative or the owner in the lobby to let in a potential buyer AND escort them up to that unit for open houses and showings. No unescorted wandering of the building by buyers is permitted. Anyone found to be unescorted will be ejected.
- 5) **Advance Notice to Buyers.** Realtors and Agents may want to advise potential buyers that all new owners are required to meet with the Property Manager (or a BOD member) to obtain new access fobs and review rules to arrange move-in.

**Lockboxes:** A Lockbox post is located near the tennis courts just off the entry drive of the building. Agents/brokers placing a lockbox must label the box with a broker name and date. Unlabeled or undated lockboxes will be cut off and disposed of.

**Legal Note:** Condo access rules for real estate agents are primarily governed by the association's declaration, requiring agents to comply with registration, key access, and showing time requirements. Florida law permits associations to manage security, including controlling vendor and agent access to the property.

**Policy Violation: Owners or Realtors abusing the policy by distributing fob(s) will have the fobs disabled until a discussion takes place with the Property Manager or BOD.**

**Xanadu is a No-Pet property and actively enforces this rule on owners and visitors.**