

Restricted Use of Townhome Unit

Article X, Section 1, Single Family Residence, of the Amendment and Restatement of Declaration of Covenants, Conditions, Restrictions and Dedication of Easements (“Covenants”) governs the use of the Townhome Unit, and it and any other applicable provision will apply in any instance of inconsistency between the provisions of the Covenants and this Policy.

Home-based Business

A Townhome Unit shall be used only as a private single-family residence and such other uses as may be permitted under federal, state or municipal statutes or ordinances. An Owner or Tenant residing in a home may conduct discreet business activities within the home so long as the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the home; the business activity does not involve regular visitation to the home or door-to-door solicitation of community residents; and the business activity is consistent with the residential character of the community; and does not violate the Use Restrictions cited in the Covenants.

Examples of discreet business activities include, but are not limited to, electronic communication, literary, artistic or craft activities or possible childcare arrangements. The Board may in its sole discretion restrict any business activities that it determines reasonably interfere with the enjoyment of the residential purpose of the community association.

Short-term Rental or Lease

The short-term rental or lease of a Townhome Unit for any duration, for any purpose, is expressly prohibited, including, but not limited to, a vacation-rental-by-owner type of arrangement.

Approved by the Board of Directors July 20, 2015.

Revised and approved by the Board of Directors March 21, 2016.