

**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 (“Declaration”) 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 Declaration and this Policy.

**Home-Based Business:**

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

Examples of discrete 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 home, 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; and February 17, 2020.