

# Colorado's Timber Ridge Homeowners Association Business Activities- Home Occupation Policy

Effective Date: April 1, 2013

Pursuant to Article VII, Paragraph E of the Declaration of Protective Covenants, Conditions and Restrictions for Colorado's Timber Ridge Subdivision ("Declaration"), the Association hereby adopts the following Business Activities-Home Occupation Policy:

Commercial and business activities are not permitted on a lot, but resident may conduct home occupations with the Board's approval. Home occupations that meet the following criteria are permitted:

1. The existence or operation of the home occupation is not apparent or detectable by sight, sound, or smell from outside of the lot;
2. The home occupation is conducted solely by the lots' permanent occupants and does not involve visitation of the lot by employees, clients, customers, suppliers or other business invitees in greater volume than would normally be expected for guest visitation to a residence without activity home occupation;
3. The home occupation is legal and conforms to all zoning requirements;
4. the home occupation does not increase traffic in the community in excess of what would normally be expected for a residential subdivision without business activity (other than by a reasonable number of deliveries by couriers, express mail carriers, parcel delivery services and other such similar delivery services);
5. The home occupation is consistent with the residential character of the community and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other residents, as determined in the Board's discretion;
6. The home occupation is conducted solely within the residence and/or accessory structure; and
7. No materials or equipment related to the home occupation are kept or stored outside of the residence.

The term "home occupation" shall have its ordinary, generally accepted meaning, and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required for the activity.

Notwithstanding any provision to the contrary, child care or day care operations and boarding house or bed and breakfast operations are prohibited.

IN WITNESS WHEREOF, the undersigned certify that this Business Activities-Home Occupation Policy was adopted by resolution of the Board of Directors of the Association on this 11<sup>th</sup> day of March, 2013.

COLORADO'S TIMBER RIDGE HOMEOWNERS  
ASSOCIATION, a Colorado nonprofit corporation,

*Bob [unclear]*

By: \_\_\_\_\_  
Its: President

ATTEST:

*Sandra L. Rigney*  
By: \_\_\_\_\_