

BOARD POLICIESWest Meadows Estates
Homeowners Association Inc.**Commercial Use**

Effective: February 9, 2024

By: 
Mike Eastlund, Board President**Policy 408****1. PURPOSE**

Clarify the definitions and requirements of the CC&Rs regarding commercial use of lots or residences.

2. PERSONS AFFECTED

Owners, residents, employees, and West Meadows Estates Homeowners Association Board members.

3. REFERENCES

3.1. CC&R Section 11. NO COMMERCIAL USE: No property of the subdivision shall be used for business or commercial purposes. No owner or occupant shall permit, initiate, or carry on any obnoxious or offensive activities within the subdivision or allow conditions on any parcel to become a nuisance or annoyance to the other owners or occupants.

3.2. CC&R Standards Committee Policy 201

4. DEFINITIONS

4.1. **Prohibited Commercial Use:** Any business that requires a governmental license to conduct business or activity identified by the Board as prohibited or a nuisance or annoyance to other owners or occupants.

5. POLICY

5.1. No owner shall allow a structure in the subdivision that requires a governmental license for a business described as a Boarding or rooming house or bed and breakfast in exchange for financial remuneration, donation, or barter exchange.

5.2. No owner shall allow a structure or lot to be used for storage in exchange for financial remuneration, donation, or barter exchange.

5.3. No owner shall allow a structure to be used for retail activities that cause increased traffic or street parking, such as retail sales, repair, or service activities that cause a nuisance or annoyance to other owners or occupants.

5.4. No owner shall allow a structure or part of a structure to be used for any manufacturing that creates or uses flammable, combustible, or noxious gas, dust, or liquid, even if not restricted by a government agency.

5.5. Using a home office that does not increase traffic or street parking or cause a

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nuisance or annoyance to other owners or occupants is not considered a prohibited commercial use.

6. RESPONSIBILITIES

- 6.1. All property owners are responsible for ensuring that properties in their control are used per this policy.
- 6.2. The chairperson of the standards committee is responsible for enforcing this policy.
- 6.3. It is the responsibility of the chairperson of the standards committee to investigate any complaint or suspicion of properties being used for commercial activity and, when necessary, seek approval from the Board to retain the services of a private investigator.
- 6.4. Enforcement will follow the guidelines established in the CC&R Standards Committee Policy 201.

7. PROCEDURES

- 7.1. The chairperson of the standards committee shall take action as necessary to enforce the provisions of this policy per CC&R Standards Committee Policy 201.