

HV of Fork Owners Association

RULE 2023-07-01 IN HOME BUSINESS

1) For purposes of this section, a business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:

- (a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling. The business may have additional remote employees that do not work at the residential dwelling but who may perform services other than at the residence.
- (b) Parking related to the business activities of the home-based business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. This includes but is not limited to employee parking. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk or ditch, or on any unimproved surfaces at the residence. Per item #11 of the deed restrictions [*Any building, structure or improvement commenced upon any lot shall be completed as to exterior finish and appearance within six (6) months from the commencement date. Each HUD-code manufactured 'home and modular home shall be under skirted within sixty (60) days after the date the home is placed on the property. No lot or portion of any lot shall be used as a dumping ground for rubbish or trash, nor for storage of items or materials (except during construction of a building), and all lots shall be kept clean and free of any boxes, rubbish, trash or other debris and inoperative cars, vans or buses.*] Parking or storage of equipment at the business which is visible from the street or neighboring property will be considered storage of items or materials as described in item #11 of the deed restrictions. For purposes of this paragraph, the term "equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery. All materials and supplies related to the business must be stored out of view of the street and or neighboring properties.
- (c) As viewed from the street, the use of the residential property should be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the Architectural Review Authority.
- (d) **The activities of the home-based business are secondary to the property's use as a residential dwelling.**

2) Failure to comply with the above provisions of this policy will constitute a violation of paragraphs #2 and or #11 of the deed restrictions for Holiday Village Fork Subdivision and can result in legal action by the Association. Such legal action can bring fines of \$200.00 per day for all days that the violation exists.

Approved by a majority vote of the Board of Directors at a regularly scheduled meeting on August 19, 2023.



President