

HORIZONS VILLAGE PROPERTY OWNER'S ASSOCIATION, INC.
POLICY STATEMENT ON BUSINESSES CONDUCTED AT HORIZONS VILLAGE
(DECEMBER 2001, **UPDATED JANUARY 2014**)

Do you have or do you plan to have a business at Horizons Village? Here are some requirements and policies that may affect you.

What do the covenants say about businesses?

The Amended Declaration of Protective Covenants, Conditions, Restrictions and Affirmative Obligations Applicable to all Property in the Horizons Village Subdivision (hereafter referred to as "the Covenants") govern activities at Horizons Village. Article III, section 1, currently reads:

1. RESIDENTIAL USE - All Lots shall be used for residential purposes only, unless specified elsewhere herein, and only one (1) single family residence, which may include a secondary apartment, may be built on each Lot. No more than two dwellings shall be permitted on each Lot.

The exterior of a residence shall be of either wood

In addition to a single family dwelling, accessory buildings that may include a guest cottage may be erected, provided that such buildings are not utilized for any activity normally conducted as a business, unless expressly permitted in writing by the Declarant or subsequent Owners Association, who shall not approve such business activities if in their determination it is in contravention of Horizons Village subdivision visions and principles and or these Protective Covenants. However, it shall be considered that Horizons Village encourages the conduct of home-based businesses that help to minimize motorized traffic. All accessory buildings shall adhere to the design criteria of the Protective Covenants governing single family residences.

Location and Site Plans for the construction of any building must be approved by the Declarant or subsequent Owners Association

Goal of this Policy and Responsibility of the HVPOA Board of Directors

In keeping with the Covenants, the goal of the Horizons Village Property Owners Association is to outline a fair and reasonable policy that is consistent with the Covenants and prevents certain kinds of businesses that are not in keeping with an environmentally-oriented residential development, while encouraging those that are. **Businesses such as car or truck mechanics, junk yards, or spray painting facilities, that deal with a lot of chemicals and are known to have a less-than-positive effect on our environment would be considered less favorably. Businesses with low environmental impact such as teaching (particularly environmental teaching), massage, craft businesses, or home-office-based businesses would be considered more favorably.** This will be a case-by-case decision that the Board of Directors will make, consulting with its Environmental Control Committee (ECC) as needed. In making the decision, possible impacts on the environment and

other residents, as discussed below, will be considered. The Board of Directors may conditionally approve a business, to address possible future expansions of or changes in the business. The Board of Directors will submit its approval or conditional approval, or denial of approval, in writing, to the lot owner.

Responsibilities of Lot Owners

Lot owners who wish to conduct business activities on their lot(s) should contact the Owners Association Board of Directors in writing to obtain board approval for such business activities if the business may have impacts outside the home. Such impacts include noise, bright lights, odors, excessive motor vehicle traffic or any byproducts, side-effects, or waste that degrade either the natural environment or the quality of life of Horizons Village residents. Activities which result in a nuisance or cost to any owner (e.g., excessive motor vehicle traffic) will also be considered in deciding whether to approve business activities conducted on a lot. Businesses that have impacts outside the home, whether or not the business is conducted within the home itself (primary residence) or in accessory buildings, or elsewhere on the lot, are of concern.

Lot owners who wish to conduct business activities on their lot(s) may be requested to come to a Board meeting to answer questions regarding possible impacts of the business on the environment or on other residents at Horizons Village, or to provide answers to certain questions in writing.

The Covenants also require that the Association "observe all the state, county and other laws." Lot owners should ensure that they abide by any laws or regulations concerning home-based businesses (e.g., refer to Nelson County Zoning Ordinance section 4-1-8 (p. 22 of the Ordinance as amended through 1/1/2001)). For example, if the use of the property is only for business being conducted by nonresidents, it is not permitted by the County ordinance.

Lot owners should inform the Environmental Control Committee (ECC), when obtaining a site review for their home or accessory buildings, as to whether business activities are being planned or foreseen in the future.