

**BOARD POLICIES**

West Meadows Estates  
Homeowners Association Inc.

**Commercial Use****Policy 408**

Effective: September 16, 2015

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

Clarify the definitions and requirements of the CC&R's in regards to commercial use of lots or residences.

**2. PERSONS AFFECTED**

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

**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 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 to be used as a Boarding or rooming house, bed & breakfast, daycare center, pre-school, senior daycare, senior-care center or hospice in exchange for financial remuneration, donation or barter exchange.

5.2. No owner or renter shall rent a room or space within a structure to others in exchange for financial remuneration, donation or barter exchange.

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

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

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

5.6. Use of a home office that does not increase traffic, street parking, or a nuisance or annoyance to other owners or occupants is not considered a prohibited commercial use.

**6. RESPONSIBILITIES**

6.1. It is the responsibility of all property owners to ensure properties in their control are used in accordance with this policy.

6.2. It is the responsibility of the chairperson of the standards committee to enforce 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 in accordance with CC&R Standards Committee Policy 201.