



Villa Caballeros Homeowners Association Homeowners Association Home Occupation Policy

1. Home Occupation shall mean any legal activity conducted in compliance with the Operating Standards set forth herein and carried out by a homeowner as an accessory use within his/her dwelling unit. It is intended that Home Occupations shall be limited to use of the home through means of telephone, telephone modem, internet connection and reasonable mail or other parcel delivery, as set forth below and for no other purpose. In other words, any kind of activity conducted in compliance with the Home Occupation Policy shall not be visible from the exterior of the home through any modification to the unit or through the operation of said legal activity.
2. The purpose of the policy is to allow for the conduct of home enterprises which are incident to and compatible with the surrounding residential use of the units within the Community.
3. Home Occupations shall comply with all the following:
 - a. There shall be no parking of commercial vehicles within the community.
 - b. There shall be no walk-in traffic to the unit as issue except as incidental to a social relationship of the homeowner or tenant occupant.
 - c. The home occupation shall not alter the appearance of the dwelling.
 - d. There shall be no commercial displays or signs visible from the outside.
 - e. There shall be no signs other than the address of the residence.
 - f. There shall be no advertising (including in any telephone book) which identifies the home occupation by street address.
 - g. The home occupation shall not encroach into any required parking, setback or common areas.
 - h. There shall be no use of storage of hazardous material, mechanical equipment or chemical materials not recognized as being part of a normal household or hobby use.
 - i. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises. Utility consumption shall not exceed normal residential usage.
 - j. No use shall create or cause noise, dust, vibration, odor, smoke, glare, or electrical interference or other hazards or nuisances.
 - k. Only the occupants of the dwelling may be engaged in the home occupation.
 - l. The home occupation shall not generate pedestrian or vehicular traffic.
 - m. If the home occupation is to be conducted by a tenant, the property owner's written authorization for the proposed use shall be obtained prior to commencement of the home occupation.
4. A home occupation approval may be revoked or modified upon 30 days written notice by the Association if a majority of the Board of Directors, at their discretion, determine any one of the following findings can be made:
 - a. That the use has become detrimental to the quiet enjoyment of any homeowner or resident within the community and/or constitutes a nuisance.



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- b. That the use has become detrimental to the Association and/or any homeowner or resident based on any health or safety concern.
 - c. The home occupation is generating pedestrian or vehicular traffic and/or parking concerns
 - d. That the homeowner is advertising the Home Occupation by identification of the street address either in a telephone book or any other advertising form.
 - e. There is a violation of any of the Home Occupation policies set forth in the Policy.
 - f. That the use is in violation of any statute, ordinance, law or regulation.
5. In order to secure the integrity and purpose of the policy, Home Occupations may be reviewed and modified by the Board.