



# *LAKE SHASTINA*

## *PROPERTY OWNERS ASSOCIATION*

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### RESOLUTION 1-05

#### **A RESOLUTION OF CHARGES SETTING FORTH THE AMOUNT TO BE PAID BY EACH MEMBER REQUESTING AN APPLICATION FOR HOME BASE BUSINESSES, EFFECTIVE APRIL 13, 2005**

The Board of Directors of the Lake Shastina Property Owners Association does hereby resolve as follows:

**WHEREAS**, Section 3.7(a) of the Amendments to Declarations of Covenants, Conditions and Restrictions for Lake Shastina (the "Declaration of CC&Rs") authorizes said Board to adopt rules concerning a resolution of changes setting forth the amount of fees to be paid by each member requesting an application, when applicable for home base business, and

**WHEREAS**, There is an administration cost that occurs with each application. On site inspections, along with all paper work, pictures, files, and submit findings and recommendations so the board may act. It is the Boards position that those applying should cover those related costs.

**WHEREAS**, staff is required to review application, site inspection review with the applicant, and construct a report to be passed along to the Board of Directors.

**WHEREAS**, The Association, shall charge a fifty dollar (\$50) non-refundable fee to those that wish to process a home business application with the Lake Shastina Property Owners Association. See exhibit A.

**NOW THEREFORE BE IT RESOLVED:** That a non-refundable charge for fifty dollars (\$50.00) shall be received from the owner before processing an application for home base businesses permit.

**BE IT FURTHER RESOLVED:** That the effective date of this resolution shall be on the date of April 13, 2005, and will remain in effect until changed by a future resolution passed by the Board of Directors.

**THE FOREGOING RESOLUTION** was introduced and read at a regular meeting of the Board of Directors of the Lake Shastina Property Owners Association on the date indicated and was duly adopted this April 13, 2005.

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

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Richard E. Negro, President

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Anna K. Short, Secretary

Attachment: Exhibit A



# LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

## Application for Business Use of Unit Exhibit "A" Resolution 1-05

**In order to process your request for a home base business permit, Lake Shastina requires a \$50 processing fee due upon submittal of the application. Application process consists of site inspections, picture documentation, county approval and or permits, and Board of Director approval. Approval/denial will be given no later than 45 days after the processing date.**

I, \_\_\_\_\_, am a member in the Lake Shastina Property Owners Association (LSPOA) residing at \_\_\_\_\_. I agree that that the status of my account is in good standing and will remain in good standing. I wish to use my unit for a purpose other than residential, and acknowledge that I require the prior, written consent of the LSPOA Board of Directors in order to do so as per Article VIII, Section 8.7.

The type of use I wish to put my unit to is as follows: \_\_\_\_\_.  
(include letter to Board outlining type of business, impact to neighborhood, etc.) Cover items #1 to #12.

I represent that, in connection with this use:

1. The business use is consistent with the residential character of the community, including Covenants, Conditions and Restrictions (CC&R) of the LSPOA and complies with all applicable federal, state and local ordinances.
2. I have all necessary approvals for the business from the appropriate local governmental agency.
3. The business use will not put an undue burden on any of the community association's common elements or cause an increase in common expenses
4. The business use won't create noise, vibration, glare, fumes, odors, or electrical or electronic interference detectable by neighbors.
5. There will be no displays or signs indicating that the Unit is being used as other than a residence. All signs on vehicles will not exceed a total of four (4) square feet.
6. The business will not generate significant traffic, foot or vehicular or parking usage by clients, customers, delivery services, or others.
7. No equipment or other items related to the business will be stored, parked or otherwise kept outside the unit or on any common area.
8. The business has no employees on-site, other than members of my family who also reside in the unit.
9. The business won't involve the use, storage, or disposal of any materials classified as hazardous materials under federal, state, or local law.
10. The business use of my unit will be subordinate to its use as a residence, and will not require any external modifications that detract from the residential appearance of the unit.
11. Should the business use of my unit increase the association's insurance or other costs, I agree to pay the amount of that increase.
12. All information provided, as part of this Agreement and by signature of this Agreement, complies with the LSPOA CC&R. Any violations of this agreement, makes my permit null and void.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_



## LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

TO: Property Owner, Unit \_\_\_\_\_ Lot \_\_\_\_\_, \_\_\_\_\_

FROM: Environmental Control Committee

RE: Business Use of Unit

Congratulations on your recent business endeavor. We have noticed your fictitious name add in the newspaper. As a member of the LSPOA and residing in a planned unit development, you are responsible to abide by the Covenants Conditions and Restrictions (CC&Rs). It is our role to help maintain the residential character of the community. Article VIII, Section 8.7, prohibits business or commercial activities from being conducted from any lot, home or garage without the prior written approval of the Board.

This does not prohibit certain activities from being conducted from inside the home as long as it does not "involve exterior signage or create customer traffic." If you believe that you are conducting your business within the guidelines below, then check the appropriate items, sign and date the form and please send it to the above address. If you are wishing to conduct a business within your property, please go to [www.lakeshastina.com](http://www.lakeshastina.com) under "LSPOA Info" and look for "forms and docs" for the "business use of unit application." Please submit this to our office with the \$50.00 fee so we may process this with the Governing Board.

I believe that my business meets the following criteria for exemption form a business use of unit permit from the LSPOA Board: (please check all those that apply)

- maintaining his or her personal library in his or her Residence;
- keeping his or her personal business records or accounts therein;
- handling his or her personal or professional telephone calls or correspondence;
- leasing or renting his or her Residence in accordance with Section 2.3 of this Declaration; or
- conducting any other activities on the Owner's Lot otherwise compatible with residential use and the provisions of this Declaration which are permitted under applicable zoning laws or regulations without the necessity of first obtaining a special use permit or specific governmental authorization so long as any such activity does not involve exterior signage or create customer traffic within the Properties.

*The uses described above are expressly declared to be customarily incidental to the principal residential use and not in violation of this section.*

Signed : \_\_\_\_\_ ( owner)      Date: \_\_\_\_\_

Your attention to this matter in a timely matter would be most appreciative.

If you have any questions, please do not hesitate to call the CC&R Compliance Officer at 938-3281 ext. 101.