

**WESTVIEW ESTATES HOMEOWNERS' ASSOCIATION
EXECUTIVE BOARD RESOLUTION C-3**

(Commercial Activity Prohibited)

Whereas, section 6, Article XI of the Association Bylaws empower the Executive Board to adopt administrative rules, policies and regulations governing the enforcement of the Association's Covenants, Conditions and Restrictions ("CC&R's"), and to adopt regulations governing potential fines and assessments for violations thereof; and,

Whereas, the Section 2.3 of the CC&R's entitled Commercial Activity deals prohibits business or commercial activities in any residence or on any property, except relating to the sale or rental of residences, but the section permits an owner to maintain a professional personal library, keeping records and doing other things incidental to a business or profession conducted elsewhere; and,

Whereas, questions nevertheless arise over various activities conducted on properties that are subject to the CC&R's; now, therefore,

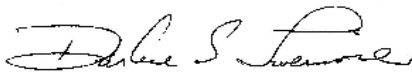
BE IT RESOLVED BY THE EXECUTIVE BOARD:

In the enforcement of the CC&R's Section 2.3 entitled Commercial Activity, the Board:

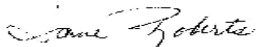
(1) Recognizes that much business and commercial activity has come to be done by electronic or postal communication in recent years, and may be carried on unobtrusively within a residence in such a manner as not to involve regular or frequent visits by associates or members of the public, noises audible outside the residence, advertising signs or devices, visible inventory of commodities, or structural modifications inconsistent with ordinary residential use. So long as such activity is lawful and not inconsistent with the residential character of the neighborhood, such activity is not deemed prohibited by the CC&R's. However, nothing in this section authorizes an activity where clients or customers regularly or frequently come to the premises for goods or services.

(2) Does not deem occasional and casual sales of used merchandise, commonly known as "yard sales" or "garage sales," conducted on a property not more often than twice in each calendar year, to be a commercial activity prohibited by the CC&R's.

Approved by the Executive Board on March 2, 2010. Reaffirmed December 2, 2014



Darlene S. Livermore, President



Jane Roberts, Secretary