

RESOLUTION ADOPTING RULES TO DEFINE TERMS USED FOR HOME  
OCCUPATIONS APPLICABLE TO THE FARM AT ARAPAHOE COUNTY

Recitals:

A. The Farm at Arapahoe County is a planned community subject to the terms of the Master Declaration of Covenants, Conditions, and Restrictions for the Farm at Arapahoe County recorded on March 25, 1998 in the office of the Arapahoe County Clerk and Recorder at Reception Number A8040928 ("Declaration").

B. Section 10.02(b) of the Declaration prohibits gainful occupation, profession, trade, or other nonresidential use, other than keeping of a home office that is not open to the general public and is not used for meetings with clients or customers, shall be conducted on a Lot, without the prior written consent of the Board of Directors.

C. It is the intent of this rule to clarify the conditions for any residents using the Lot within The Farm at Arapahoe County for a home occupation profession, trade or other nonresidential use pursuant to prior written consent of the Board of Directors.

**THEREFORE**, the Association acting through its Board of Directors at a regular Board Meeting, after the Lot Owners were given an opportunity to speak, voted in favor of adopting the following resolution and rule applicable to Section 10.02(b) of the Declaration.

All home occupations, profession, trade, or nonresidential use that have the prior written consent of the Board of Directors shall exist in strict compliance with the Arapahoe County Home Occupation ordinance 3-3.11(A). A copy of the current ordinance is incorporated herein and attached hereto as Exhibit A.

In addition to compliance with the terms of Exhibit, the Owners of the Lot being used for home occupation, profession, trade or other nonresidential use shall: (1) restrict the nonresidential use to 8:00am to 5:30pm Monday through Friday, and 9:00am to 12:00 noon on Saturday; (2) require all customers, clients, patients visiting the Lot to park in the garage or in the driveway during the visit; (3) add the Association to the Owner's or the entity's liability insurance policy; (4) remit a certificate of insurance to the Association upon reasonable request; and (5) obtain a business license for the nonresidential use and remit a copy to the Association prior to using the Lot for a nonresidential use.

In the event the home occupation, profession, trade or other nonresidential use fails to comply with the requirements cited above, the Association will provide the Lot Owner with written notice of default mailed to the address in the Community (unless the Association and the Owner agree in writing to a different address for service). If the Lot Owner does not cure the default within 14 days of the Notice of Default, the Association can revoke the Lot Owner's ability to use the Lot for home occupation, profession, trade, or other nonresidential use.

Dated: 8/29 \_\_\_\_, 2020

*Kimberly Armitage*

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As President or Secretary of The Farm at Arapahoe  
County Homeowners' Association, Inc.

This rule shall become effective 10 days from the date the Lot Owners have been provided notice that the rule was adopted by the Association.