



## Rules of the Springhurst Community Association

January 1, 2022

### In-Home Business Rules

In determining whether a particular Homeowner's business activity or conduct has no impact on the community, certain factors will be considered by the SCA Board or Committee appointed by the SCA Board to deal with enforcement, including without limitation the following:

1. There are no signs or advertising of any kind posted, displayed, exhibited or visible on or near any lot or from any building or vehicle parked on or near the lot. This shall not apply to magnetic signs or advertising printing on vehicles unless the vehicle is parked on or near the lot for unreasonably long periods of time;
2. The business activities do not utilize, include, or involve the use of any heavy equipment, power tools or power sources not common to residential use;
3. There are no employees of owner, part or full time, on or about the lot or in any buildings on the lot;
4. There is no regular use of or frequent delivery by commercial delivery or supply companies that aid in conducting a commercial enterprise;
5. The owner's conduct or activity does not cause, result in, or contribute to anything which has a visible or auditory impact outside of the lot, including without limitation exterior noise, dust, glare, vibration, odor or smoke;
6. There are no additional vehicles being parked on, about or near the lot, or any other indications that any business conduct or activities are being conducted on the lot or within any building located on the lot.
7. There is no visible storage on any Lot of equipment or supplies used in a business.
8. There is no conspicuous display on the lot of merchandise or goods for sale.
9. There is no distribution of flyers or other marketing promotions solely for the purpose of selling a product or service at a SCA residence.
10. The home business use of the property does not result in traffic that disturbs the peace and quiet of the neighborhood or contributes to additional traffic or parking on the streets.

11. The use of the property does not create or contribute to a nuisance for a neighbor or the community.

12. Any business or other activity which would adversely impact the single family residential nature and character of the community remains prohibited. A business which violates or fails to satisfy on a continuing basis one or more of the criteria set forth in this section, shall not be permitted and is expressly prohibited. The SCA Board shall exercise reasonable discretion in the use of this policy, with the primary objective protecting the residential character of the community.