

RESOLUTION-Use of Property For Business Purposes

Glen-Vista Property Owner's Association, Inc. (GVPOA)

WHEREAS, the real property which makes up the Glen-Vista subdivisions is subject to protective covenants; and

WHEREAS, one of the covenants provides in part as follows: "No lot shall be used for any commercial or business purposes whatsoever."; and

WHEREAS, numerous small businesses are already in existence in Glen Vista; and

WHEREAS, in the spirit of recognizing common needs and interests of Association members, the GVPOA notes the following:

- People have moved to Glen Vista for a rural residential environment; and
- People have the need and right to be able to pursue earning a living; and
- People may need and want services and/or businesses available locally; and

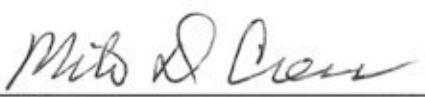
WHEREAS, it is believed to be advantageous to set forth the criteria that the Association considers in making decisions concerning the presence of businesses in Glen Vista;

Now, therefore, be it resolved by the Board of Directors of the Glen-Vista Property Owners Association, Inc. that:

1. The Association's position is that there is no conflict between common needs and interests of property owners and the presence of services/ businesses which meet these criteria:
 - a. Reasonably speaking, the service/business offers no potential threat to the rural residential ambiance, to traffic patterns, road safety or road maintenance, to the natural environment, to human health and safety, or to property values.
 - b. The property-business owner intends to and acts to preserve and protect the natural, rural, residential ambiance, traffic patterns and roads, the environment, the public health and safety, and property values, while providing services or products that are legal and of benefit to people. including Glen Vista residents.
 - c. There is no overt display of business signage, and no internet or mass advertising to the general public with a residential address which might attract large number of strangers (or "unknown people") to the area.
2. The Association will enforce the protective covenant about businesses when and if a business represents a potential environmental pollution or contamination threat, a threat to human health or safety. or potential property degradation or devaluation. In enforcing the protective covenants, the Association will look at the intent and actions of the property-business owner as opposed to the technical application of the policies of the board or the protective covenants. E.g., the Association would view as being in violation (and in need of covenant enforcement) a business activity generating noise, odors, crowds, traffic. or substances reasonably considered undesirable in a rural, residential neighborhood; or a business with supplies, vehicles, equipment, signage, etc. creating a business or commercial appearance instead of a rural residential ambiance,

ADOPTED: 1/6/2018

BY: 
David Colwell, President

ATTEST: 
Milo Cress, Secretary