

HIDDEN LAKE ASSOCIATION – COMMERCIAL ACTIVITY POLICY

Policy on Restrictive Covenant regarding commercial activity: “No trade, business or commercial activity of any nature shall be conducted on said land.”

PURPOSE:

This policy was developed to ensure and protect the fair and consistent application of rules and regulations regarding commercial activity within Hidden Lake Association while recognizing the nature of working from home and home-based businesses has changed dramatically since the HLA Covenants were written in the 1970s. Enforcement of this policy may include fines, daily civil penalties allowed by law, injunctive relief, or any other enforcement action allowed by law.

DEFINITIONS

For purposes of this policy, the following definitions apply:

1. **Commercial Activity** is any activity or business that intends to exchange services or products for an economic profit.
2. **Home-Based Businesses** is a **Commercial Activity** where the primary office is in the owner’s home.
3. **Home-Based Work** are jobs that can be done remotely (outside of a traditional office) from home. They are also referred to as “work-from-home”, “work-at-home”, “telecommuting”, “remote”, and “virtual” jobs.
4. **Commercial Signage** is signage that is designed to promote a commercial business at or around that location.

POLICY TERMS AND CONDITIONS

1. Per the HLA Signage Policy – **Commercial Signage** is not allowed.
2. **Commercial Activity** that impacts the residential character of the HLA Community, creates a nuisance, or puts additional strain or impact on HLA resources (roads, utilities, common areas, etc.) is not allowed. For example – any business that would bring additional traffic (customers) into the association, would have a negative impact on HLA Resources (roads) and therefore not be allowed.
3. **Home-Based Businesses** that do not impact the residential character of the HLA Community, create a nuisance, or put additional strain or impact on HLA resources (roads, utilities, common areas, etc.) are allowed.
4. **Home-Based Work** that does not impact the residential character of the HLA Community, create a nuisance, or put additional strain or impact on HLA resources (roads, utilities, common areas, etc.) is allowed.
5. While commercial in nature, residential real estate rentals (short or long-term) are allowed and subject to the regulations defined by the HLA, City, County, State, and Federal Government.

The **HLA Commercial Activity Policy** was developed by the HLA Bylaws and Policy Committee during meetings from Fall 2022 through Winter 2023 and adopted by the HLA Board at the February 2023 Board of Directors Meeting on February 21st, 2023.