

**SABINO VISTA HILLS NEIGHBORHOOD ASSOCIATION
POLICY RESOLUTION 2010-02
Business and Trade Usage on Association Properties**

WHEREAS, the Arizona Revised Statutes (ARS Chapter 16, Article 1, 33-1802), and the Sabino Vista Hills Neighborhood Association (the "Association") Declaration of Covenants, Conditions and Restrictions as well as Bylaws ("Governing Documents") empower the Board of Directors (the "Board") to adopt and publish rules and regulations that govern the conduct and actions on lots and common areas of owners, tenants, visitors, contractors and guests;

WHEREAS, for the benefit and protection of all Members, the Board deems it desirable to adopt a resolution to define and complement the term "business uses" referred to in the Declaration of Covenants, Conditions and Restrictions as it applies to individual residences and lots, as well as common areas of the Association;

NOW, THEREFORE, BE IT RESOLVED THAT:

A. Definitions

1. Residence

A "Dwelling Unit" with real property and improvements placed within the boundaries of any lot

2. Lot

Any numbered plot of land shown on the recorded subdivision Plats, as amended from time to time, with the exception of the Common Areas.

3. Common Areas

All of the real property, whether improved or unimproved, which is designated as Common Area on the Plats and which is owned by the Association.

4. Trade or Business

The terms "trade" or "business" shall be construed to have their ordinary or generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an on-going basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other forms of consideration regardless of whether a) such activity is engaged in full or part-time, b) such activity is intended to or does generate a profit or c) a license is required thereof.

B. Residences

Each Residence shall be used for residential purposes only. A trade or business may only be conducted in or from a residence so long as it is not readily detectable from neighboring properties and so long as there is no material impact on or unreasonable annoyance to other Association members due to the operation or conduct of any trade or business.

The creation and/or existence of a material impact is a determination to be made at the sole discretion of the Board. Material impact includes but is not limited to:

1. Any activity that impacts the community by sight, sound, odor, parking or traffic increase.
2. Any Increase in traffic or noise negatively affecting other Residences or Common Areas
3. Evidence of the business visible to the street or surrounding neighbors including signage and other activities.
4. Use of Sabino Vista Hills as a business address

C. Common Areas

The Common Areas are owned and maintained by the Association for the use and enjoyment of the members in good standing of the Association and their guests

A business or trade may operate in the Common Areas only with the approval of the Sabino Vista Hills Neighborhood Association Board of Directors ("Board").

The Board is empowered to approve the use of the Common Areas for a business or trade if it meets the following criteria:

1. There is no material impact on the use or access to the Common area by residences
2. The business or trade is a service for the exclusive benefit of Association Members. This may also include members of an Association-endorsed organization
3. The business or trade has the appropriate liability insurance and indemnifies the Association against any liability
4. The Association may charge the business or trade a one-time fee or recurring fees for costs associated with the maintenance and usage of the common area. The amount of the fee to be determined at the sole discretion of the Board.
5. Minimal increase in traffic or noise negatively affecting other Residences or Common Areas
6. No visible signage or advertising is permitted

7. No use of Sabino Vista Hills as a business address

Approved by the Directors on May 25, 2010.

SABINO VISTA HILLS NEIGHBORHOOD ASSOCIATION

By: Lloyd B. Sydney

Its: President

IN WITNESS THEREOF, the undersigned parties, being the President and Secretary of the Association, by executing this policy resolution of the Sabino Vista Hills Neighborhood Association this ___ day of _____ 2010 certify that this resolution was approved by a majority of a quorum of Directors at the meeting held on May 25, 2010.

By: [Signature]
President

By: Margaret Cambridge
Secretary

STATE OF ARIZONA

COUNTY OF PIMA

This amendment to the Restated By-laws were acknowledged before this 16 day of July 2010 by Lloyd Sydney, President and Margaret Cambridge, Secretary of Sabino Vista Hills Neighborhood Association, an Arizona Corporation, for and on behalf of the corporation.

[Signature]
Notary Public

My Commission Expires: April 27, 2014

