

**CLARIFICATIONS AND ADDENDUMS TO ARVAH BRANCH COVENANTS**

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Motion March 27, 2012 approved by the Arvah Branch Board of Directors

Motion was made to clarify the policy put in place by previous association management, allowing the courtesy for RV owners to load and unload their recreational vehicles (motor homes and travel trailers). These units may be parked in a driveway overnight, not to exceed two days for loading and unloading (combined), once a month. This courtesy is extended only to the occupant, for a recreational vehicle owned by him or her, living on the property.

**BOARD RESOLUTION**  
**FOR**  
**ARVAH BRANCH HOMEOWNERS ASSOCIATION, INC.**  
**CLARIFICATION OF LATE FEES IN SYNC WITH FLORIDA STATUTES**

WHEREAS, Arvah Branch Homeowners Association, Inc., (hereinafter “Corporation”) at a duly called meeting of the Board of Directors conducted on September 19, 2013, voted on, passed and adopted a resolution changing the late fee structure for Association Dues to meet the guidelines in place in Florida Statute 720. The Arvah Branch Covenants predate Florida Statute 720 and legal opinions favored our governing documents. However those opinions haven’t been tested in court and the Arvah Branch Board believes it is prudent to make the following modification.

NOW, THEREFORE, be it resolved as follows:

1. That the Corporation passes and adopts modifying, the late fees for past due Association Dues to \$10.00 per month with a total not to exceed \$25.00 plus interest (based on an annual rate of 18 %.)

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WHEREAS, Arvah Branch Homeowners Association, Inc., (hereinafter "Corporation") at a duly called meeting of the Board of Directors conducted on September 19, 2013, voted on, passed and adopted a resolution defining business use of lots and homes in Arvah Branch.

NOW, THEREFORE, be it resolved as follows:

1. That the Corporation passes and adopts the rules outlined on this rule addendum (attached) relative to home business in Arvah Branch.

Arvah Branch Proposed Rule Draft Addendum

### **Business Use of Lots and Homes (effective October 1, 2013).**

- (1) As provided by Article 2 of the Declaration of Restrictive Covenants and Easements for Arvah Branch Subdivision, lots and homes in the Community shall only be used for residential purposes. As a general matter, business or commercial use of a home or lot is not allowed except as permitted by this rule.
- (2) Any home businesses existing as of the effective date of this rule, October 1, 2013, shall be allowed to continue and shall be grandfathered-in so long as the existing business does not in the sole judgment of the board present a potential threat to the health, safety or welfare of the residents or property of the Community. However, such pre-existing business must be timely registered with the Board as provided for in this rule.
- (3) Any previously-existing home business must be registered with the Board of Directors by October 1, 2013, in order to be entitled to grandfather status. The registration shall include the name of the homeowner, the name and address of the business, a description of the business, a list of the products and/or services provided, and other information as the Board may require.
- (4) After October 1, 2013, no new businesses shall be permitted in the Community except upon prior Board approval. A homeowner applying for a new home business shall apply in person by requesting a hearing in front of the ABHOA Board of Directors and begin business operations only after receiving Board approval. The homeowner shall file an application with the Board which shall include the name of the business, a description of all products and/or services provided, shall state that services or products must be delivered off-site, and shall identify the activities involved in the business which will occur within the Community.
- (5) In deciding whether to approve an application to conduct a business, the Board will consider whether the proposed business will change the nature of the Community, the anticipated business volume, and any possible increased burden on roadways of the Community as applicable, any increased number of persons who may be present in the Community in connection with the business, the nature of the business, and whether the proposed business will present a potential threat to the health, safety or welfare of the residents. Businesses which are internet based or telephone based with delivery occurring out of the Community, and service businesses are favored. No business will be allowed which involves the sale or distribution of firearms or ammunition. No business application will be approved which violates Leon Count zoning ordinances or applicable land use restrictions. Any licenses which are required by local, state or federal laws must be obtained before approval. Only business uses which are incidental to the main residential use of the property shall be approved.
- (6) No business shall be permitted to place advertisements or signs within the Community.
- (7) No equipment or inventory used in the business shall be stored on a lot including the backyard or open shelters or carports in any manner which is visible.