

COUNTRYSIDE PROPRIETARY

RESOLUTION NO. 264

AD HOC HOME-BASED BUSINESSES COMMITTEE

WHEREAS, Article III, Section 3 of the Declaration of Covenants and Restrictions of the CountrySide Proprietary grants the Board of Directors (Board) all powers for the conduct of the affairs of The Proprietary in accordance with the Governing Documents; and

WHEREAS, Article VI, Section 7 of the Declaration of Covenants and Restrictions of the CountrySide Proprietary provides that all dwellings in CountrySide shall be used for private residential purposes exclusively, except that a professional office may be maintained in a dwelling, provided that such maintenance and use is limited to the person actually residing in the dwelling, and that such maintenance and use is in strict conformity with the provisions of any applicable zoning law, ordinance, or regulation; and

WHEREAS, the Covenants state the term "professional office" shall mean rooms used for office purposes by a member of any recognized profession; and.

WHEREAS, some members of the community have established and wish to establish professional offices or conduct business activities within their homes, and the Board recognizes the benefits of such businesses; and

WHEREAS, the Board wishes to establish an ad hoc committee to generate recommendations for the Board's consideration to clarify how the Board and Committees will interpret and enforce the Covenant provision addressing business use of dwellings in CountrySide;

NOW THEREFORE, be it RESOLVED that the Ad Hoc Home-Based Businesses (HBB) Committee be established, having the following duties and responsibilities:

I. Responsibilities

The responsibilities of the Ad Hoc HBB Committee are as follows:

1. Committee members shall familiarize and educate themselves regarding the work done previous by the CountrySide Board as well as the input provide by CountrySide homeowners.
2. Committee members shall familiarize themselves with CountrySide policies, rules, and regulations as well as all applicable zoning laws, ordinances, and regulations governing HBBs.
3. Formulate and draft proposals for the Board to clarify how the Proprietary will interpret and enforce the Covenant provision addressing business use of dwellings in CountrySide.

II. Membership

Membership shall be constituted for one year in accordance with the following criteria:

1. Representation. It is the intent of the Board that each Neighborhood be equally represented on the committee with one voting member per neighborhood. The committee should be equally represented, if possible, by owners of home-based businesses and non-owners.
2. Qualifications. All committee members shall be members in good standing. Good standing shall mean the absence of any lien, privilege penalty, assessment delinquency, architectural violation, or legal action with the Proprietary.
3. Initialization. The CountrySide Board has approval authority over committee membership. The goal is to fully populate the committee not later than April 30, 2010.
 - a. In the event of subsequent vacancies, the committee or Board of Directors shall solicit resident interest and the Board shall appoint a member from the Neighborhood with a vacancy or the community at large.
 - b. The committee shall not exceed seven (7) voting members. The seven (7) votes represent one voting member from each of the Neighborhoods. The chairperson is an eighth voting member, who shall only vote in the event of a tie vote, which shall be recorded in the official meeting minutes of the committee.
4. Notification. The Board shall announce the formation of the ad hoc HBB Committee to and solicit committee members from CountrySide via the Courier newsletter. They may also choose to use the CountrySide website and other means as deemed necessary.

III. Organization

Election of committee officers shall take place at the first regular committee meeting:

1. Chairperson. Unless otherwise designated by the Board, the chairperson of the committee shall be a Board Director elected by the Board at their first opportunity. The duties of the chairperson shall include, but are not limited to the following:
 - a. Develop committee meeting calendar.
 - b. Develop meeting agendas.
 - c. Preside over meetings.
 - d. Prepare monthly reports and meeting minutes for submission to the Board.
 - e. Prepare activity summary articles for publication in the Courier.
2. Alternate Chairperson. At the first regular meeting of the committee, voting members shall elect an alternate chairperson to serve in the absence of or at the request of the chairperson.
3. Term. The committee shall remain in effect for one (1) year during calendar year 2010 unless dissolved sooner by a majority of the Board of Directors. Extension beyond calendar year 2010 shall also require a majority vote of the Board with an updated charter that defines requirements from the Board.
4. Resignation and/or Removal. The unexcused absence of a committee member from two (2) consecutive regular meetings shall be conclusively deemed a resignation. Any member may

be removed from the committee with or without cause by a majority vote of the remaining committee members. A member once removed cannot be reappointed.

IV. Operation

The HBB committee shall meet regularly and shall effect Board actions, which include but are not limited to the following:

1. Meetings. Regular meeting dates shall be established at the first meeting of the committee. Committee meetings shall be held at least monthly. All meetings, including subcommittee meetings if held, shall be publicized ahead of time in the CountrySide Courier and shall be open to the entire membership.
2. Functions. Specific requirements and actions from the Board include the following:
 - a. Identify all existing ordinances governing home-based businesses.
 - b. Solicit homeowner views on home-based businesses.
 - c. Recommend to the Board a resolution establishing a formal policy concerning use of dwellings, consistent with the Covenants and ordinances, in order to establish parameters for home-based businesses.

ATTEST:

SECRETARY: LESLEY GREEN

PRESIDENT: DAVID BARRIE

DATE:

DATE: