

**Pawnee Hills Community Association
Special Meeting
December 4, 2006
Issue for Vote**

The information listed below includes the current covenant article to be amended, the proposed covenant amendment and the article addition. The current Elbert County Regulation listed below will appear in the covenant amendment, including the notation that it is subject to change.

The current covenants and bylaws are posted at www.pawneehillshoa.org.

The vote will be:

Pawnee Hills Community Association now desires to amend its Covenants by changing Article VI Restrictions, Section 13 – Commercial Activity.

Current Article Reads:

13. Commercial Activity. No store, office or other place of business of any kind shall be erected or permitted upon any of the residential lots or any part thereof and no commercial activity shall be permitted.

Proposed Change To Be Voted On At The December 4, 2006 Meeting

All activities in the common areas shall be for a resident's personal use and/or training of an animal. No commercial activities in the common areas shall be approved. No business signs shall be permitted on any structure and no free-standing business signs shall be erected on any lot. Home occupations shall only be allowed as permitted by Elbert County Regulations, Section 22, Part II, page 143.

Elbert County Regulations, Section 22, Part II, page 143

Home Occupations

A. Intent – to provide for the operation of limited commercial activities (such as tutoring, music lessons, artist studios, etc.) within established residential zones.

B. Permitted Home Occupations

A home occupation shall be allowed as a permitted use in all residential zones provided that:

1. Such use shall be conducted only by the residents of the principal dwelling and only within the principal dwelling or accessory use building.
2. Such use shall be clearly incidental and secondary to the use of the dwelling or accessory use building as dwelling unit and shall not change the character thereof. No buildings inconsistent with the character of the zone will be allowed.
3. There shall be no outside storage on the premises of materials or equipment used in connection with the home occupation that is not fenced or enclosed.
4. There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond the property.
5. Home occupations shall not generate traffic which significantly affects the residential character of that area.
6. The Board of County Commissioners shall determine which activities other than those proposed which are compatible with this section shall proceed in conformance with Part II, Section 17 of these Regulations.
7. The occupant shall provide any off-street parking needed to keep streets unobstructed.

Please note that Elbert County Rules and Regulations are subject to change.