

**CCF, SECTION 12, PROPERTY OWNERS' ASSOCIATION**

**HOME BUSINESS ACTIVITY POLICY**

The property encumbered by this Home Business Activity Policy (the "Policy") is that property restricted by the Restrictions for Clear Creek Forest, Section 12 Subdivision recorded under Montgomery County Clerk's File No. 8119103, as same may have been or may be amended from time to time (referred to herein collectively as the "Declaration"), and any other subdivisions which have been, or may be subsequently annexed thereto and made subject to the authority of the CCF, Section 12, Property Owners' Association (referred to herein as the "Association").

All capitalized terms are defined as set out in the Declaration unless otherwise noted herein. Pursuant to the Bylaws of the Association, the Board of Directors of the Association (hereinafter the "Board"), has duly adopted the Policy. The Policy shall replace in full the Resolution Pertaining to Incidental or Home Business Activity, effective February 28, 2008, recorded under Montgomery County Clerk's File No. 2010031927-1.

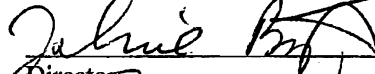
No trade or business may be conducted in or from any home or Lot, except such use within a home where (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the home; (b) the business activity conforms to all zoning requirements, if any, and other restrictive covenants applicable to the property; (c) the business activity does not involve visitation to the home or Lot by clients, customers, suppliers or other business invitees or door-to-door solicitation of residents of the subdivision; and (d) the business activity is consistent with the residential character of the Lot and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the subdivision, as may be determined in the sole discretion of the Board. The uses set out in this Policy shall be referred to singularly or collectively as an "Incidental Business Use." At no time may an Incidental Business Use cause increased parking or traffic within the subdivision. Any increased parking or traffic within the subdivision as a result of an Incidental Business Use shall be deemed to be a deed restriction violation. A day-care facility, home day-care facility,

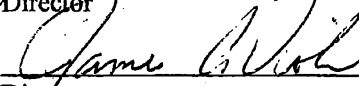
church, boarding house, nursery, pre-school, beauty parlor, or barber shop or other similar facility is expressly prohibited.


The terms "business" and "trade" as used in this Policy shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis that involves the manufacture or provision of goods for or to persons other than the provider's family, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does not generate a profit; or (iii) a license is required therefore. Notwithstanding the above, the leasing of a home shall not be considered a trade or business within the meaning of this Policy so long as tenants comprising one single family are leasing the entire land and improvements comprising the homesite. This Policy does not apply to any activity conducted by a Builder with approval of the Board with respect to its development and sale of a Lot. Garage sales, attic sales, estate sales, moving sales, or yard sales (or any similar vending of merchandise) conducted on any Lot more than three times per year shall be considered business activity and therefore prohibited. The Board may, but is not required to, adopt rules and regulations regarding such sales.

ADOPTED by the Board of Directors of the CCF, Section 12, Property Owners' Association, on this the 13 day of JANUARY 2011, effective immediately.

**CCF, Section 12, Property Owners' Association**

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

**CERTIFICATION**

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of the CCF, Section 12, Property Owners' Association, a Texas non-profit corporation.

That the foregoing Home Business Activity Policy was adopted by the unanimous written consent of the Board of Directors.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 13<sup>th</sup> day of January, 2011.

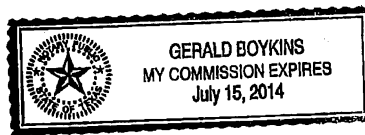
Lisa K Dennis  
Secretary

STATE OF TEXAS                    §  
  §  
COUNTY OF MONTGOMERY       §

BEFORE ME, on this day personally appeared Lisa K Dennis the Secretary of the CCF, Section 12, Property Owners' Association, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

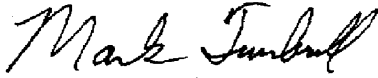
Given under my hand and seal of office, this 15<sup>th</sup> day of January, 2011.

Gerald Boykins  
Notary Public - State of Texas



After Recording Please Return To:  
Stephanie L. Quade  
Roberts Markel P.C.  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, TX 77056

E-FILED FOR RECORD  
01/21/2011 4:21PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in  
file number sequence on the date and at the time  
stamped herein by me and was duly e-RECORDED in  
the Official Public Records of Montgomery County, Texas.

01/21/2011



County Clerk  
Montgomery County, Texas