FALLS AT FAIRDALE HOMEOWNERS' ASSOCIATION

20140476144 10/22/2014 RP2 \$24.00

HOME BUSINESS ACTIVITY

Notice

The property encumbered by this Home Business Activity Policy (the "Policy) is that property restricted by the Restrictions for Falls at Fairdale Subdivision recorded under Harris County Clerk's File No. 20070219120, 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 Falls at Fairdale Homeowners' 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.

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, employees, contractors 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 acceptable 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 (vehicular and/or pedestrian 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, barber shop or other similar facility is expressly prohibited. Furthermore, neither homeowners who are not Board members, nor home-based business owners may tamper with the gate as a means of permitting convenience of entering and exiting the property as doing so poses an undue risk to the safety and security of all the homeowners. Tampering with the gate at any time by anyone not a Board member will be considered as vandalism of private property and actions taken to the full extent of the law.

The terms "business" and "trade" as used in the 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 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 are leasing the entire land and improvements comprising the homesite. Tenants are required to follow the same rules as homeowners at all times, e.g., not having more than two cars out, etc. Garage sales, attic sales, estate sales, moving sales or yard sales (or any similar vending of merchandise) conducted on any Lot more than two times a 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 Falls at Fairdale Homeowners Association, on this the 20th day of October, 2014, effective immediately.

FALLS AT FAIRPALE HOMEOWNERS ASSOCIATION /SE

FULL MARKET 10/20/2014

Director /

Director

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Vice President of the Falls at Fairdale Homeowners 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 subscribe my name this 20^{44} day of October, 2014.

Dr. Felix J. Bradbury, FACHE, Vice-President

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

BEFORE ME, on this day personally appeared Felix Bradbury, the Vice-President of the Falls at Fairdale Homeowners Association, Inc, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 day of October, 2014.

LISA KRAUSE DENNIS
Notary Public, State of Texas
My Commission Expires
December 22, 2015

Notary Public – State of Texas

After Recording Please Return to:

Robert North North Law, P.C. 1010 Lamar St Suite 1500 Houston, TX 77002

2014 OCT 22 PM 2: 24

ANY PROVISION HEREN WHICH RESTRATS THE SALE REPORT, OR LISE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND LINEARCH EMBER FROM IN LIMIT THE STATE OF TEXAS COUNTY OF HARRIS I havely carrily that bis instrument was FILED in File Number Sequence on the data and at the face stamped harms by one; and was day RECOFDER, in the Official Public Records of Real Proposty of Harlis County, Times

OCT 22 2014



COUNTY CLERK
HARRIS COUNTY, TEXAS