

## Vision

Several CoHo members indicated interest in conducting their livelihoods partially or fully out of their CoHo homes. These businesses may vary greatly in the ways and degrees by which they will interact with us individually and as a community.

This Policy is designed to ensure that: 1) the scope of each anticipated business within CoHo is understood by the community, 2) business activities are compatible with CoHo members and the CoHo community, and 3) perceived ways in which businesses may enhance the CoHo community are communicated. The intent of this policy is to facilitate communication between CoHo members and the business practitioner. It is not intended to serve as a mechanism for determining whether businesses occur at CoHo. The community, through the Bylaws (Section 7; see excerpts in Appendix below) already provides means for addressing issues that affect shared areas.

## Needs

This Policy meets a need by some members to generate a living, live locally, and reduce commuting.

## CoHo Vision and Values

Several aspects of the CoHo's Vision and Values statement are pertinent to the Home Business Policy.

Vision:

Part of the CoHo vision is to encourage interactions between people and enrich our lives with the pleasure of cooperation and friendship.

- Sharing our lives** - sharing with others what we do for our living.
- Safety and trust** - ensuring that feelings of safety and trust remain strong.
- De-emphasizing automobiles** - Home business owners will have an enviably short commute.
- Integrating livelihood and life** - We believe that integrating our personal lives and livelihoods is beneficial, and bringing our work to our home is one step in achieving that.

## Facts

Corvallis Cohousing by-laws include specific items related to business activities.

There are a total of 62 parking spaces (including eight garages) on site.

## Assumptions

Home business activity was envisioned as an element during the development of CoHo.

Details and concerns were build into the original Home Business Policy in 2006 and

CoHo By-laws in 2007.

## Policy

Any business operated on CoHo land must abide by applicable government regulations.

**Prior to business initiation in CoHo**, owners of home-based businesses are expected to:

1. Complete a Home Business Worksheet and provide to all CoHo members a written description of their business;
2. Consider the impacts, including perceived benefits, of their business on the CoHo community and the surrounding neighborhood. Areas of impact could include the CoHo Values and Vision, all human and wildlife senses (noise, visual, smells, crowding, etc), social, physical, and emotional safety to CoHo residents, safety of CoHo buildings and land, finances, and parking;
3. Follow CoHo consensus and conflict-resolution practices for matters brought to them by CoHo members.

Owners of home-based business must carry appropriate liability insurance for their specific business. They will provide a valid copy of their current liability insurance to the Admin WorkShare team and file subsequent renewal documents with them.

## Appendix

Relevant by-laws:

**7.1 Use as Private Dwelling Only.** Each unit shall be used for residential purposes and limited business purposes, subject to applicable government regulations and any other restrictions adopted by the Board.

**7.3 Use of the Common Elements.** No owner shall place or cause to be placed in the stairways or on the patios, decks, ramps, or other common elements of the Condominium of a similar nature, any furniture, packages, or objects of any kind, except that suitable furniture may be placed on the decks and patios without the prior written consent of the Board of Directors. Such areas shall not be used for any purpose that is not appropriate, customary, and acceptable to the Board of Directors.

**7.6 Nuisances.** No nuisances or any use or practice that is the source of annoyance to residents or that interferes with the peaceful possession and proper use of the property by its residents shall be allowed on the Condominium property. Residents shall **exercise extreme care about creating disturbances**, making noises or using musical instruments, radios, televisions, and amplifiers that may disturb other residents. All parts of the Condominium shall be kept in a clean and sanitary condition; no rubbish, refuse, or garbage shall be allowed to accumulate; and **no fire or environmental hazard shall be allowed to exist**. All garbage and trash shall be placed inside disposal containers. No Unit owner shall make or permit any use of his or her Unit or make any use of the common elements that would increase the cost of insurance on the Condominium property.

**7.7 *Improper, Offensive, or Unlawful Use.*** No improper, offensive, or unlawful use shall be made of the Condominium property or any part of it; all valid laws, zoning ordinances, and regulations of governmental bodies having jurisdiction shall be observed. The Board of Directors may establish policies defining what is “improper or offensive” use, but the Board’s failure shall not prevent the Board from determining that a use is improper or offensive. The responsibility for meeting the requirements of governmental bodies for maintenance, modification, or repair of the Condominium property shall be carried out and paid for in the same manner as the responsibility for the maintenance and repair of the property concerned.

**7.8 *Restriction on Exterior Installations.*** Unless authorized by the Board, or otherwise allowed herein, no owner, resident, or tenant shall install anything on the exterior of the Condominium building(s) or cause anything to protrude through the walls or the roof of a Condominium building.

**7.10 *Parking.*** The parking spaces designated as general or limited common elements in the Declaration are intended for use of automobiles of owners and guests. The Directors may make such rules as may be necessary to govern the use of any general or any limited common element parking areas by which all owners and other users shall be bound.

**7.15 *Use of Storage Areas.*** Storage Areas shall be used for storage of nonhazardous and nonflammable materials only.

**7.16 *Fines.*** The Board of Directors may, after giving written notice and an opportunity to be heard, levy reasonable fines for violations of the Declaration, Bylaws, and rules and regulations of the Association, provided that fines levied are based on a schedule previously adopted by Board resolution that is mailed to the mailing address of each Unit or mailed to the mailing address designated in writing by the owner(s).

## **Related Documents**

A HomeBusinessWorksheet-d0.4 can be found in the CoHo members website.

## **Revision History**

This policy was created and initially approved 20060720.  
This policy was reviewed, reformatted, and approved 20090315.  
This policy was reviewed and did not need changes 20130331.