

Article II, 2.3 LAND USE.

The Lots, except as hereinafter provided, shall be used for private and residential purposes only and in no event shall any dwelling be used at any time for any commercial purpose, provided however, that the foregoing shall not preclude "No-impact home based businesses" as more fully described below. None of the Lots shall at any time be used for apartments or other types of multiple housing units; It being the intention of the Declarant that each and every one of the Lots be used solely for one (1) single family detached dwelling, and no other purposes, except such purposes as may be specifically reserved in the succeeding sections of the Declaration.

No homes shall be used for either "fee" or "no fee" usage of a single room, multiple room, garage, or external lot structure unless the renter or visitor has one of the following defined relationships with the homeowner:

- a. family member by blood (e.g. sibling, parent, child)
- b. family member by law (e.g. parent-in-law, sister-in-law, brother-in-law, step-child, adopted-child)
- c. domestic partner (e.g. girlfriend, boyfriend)
- d. foster child (under 18 years of age)
- e. foreign exchange student (under 18 years of age)
- f. extended stay in-home caregivers (e.g. nurses, nannies)

Guests to homes who do not qualify under the above list shall not extend their visits beyond twelve weeks of stay. Any homeowner with extenuating circumstances (e.g. a family in need) can be granted special exceptions through a board review.

Note: Section 2.19 covers the case for leasing an entire home for at least 1 year with written notification to the board and access to lease agreement.

Notwithstanding anything herein to the contrary, pursuant to Section 1 I (B)-111.1 of the Real Property Article of the Annotated Code of Maryland (the "Code"), "No-impact home-based businesses" are permitted upon the Lots subject to the following requirements:

- (a) Owners shall notify the Association before operating a No-impact home-based business.
- (b) No-impact home-based businesses are expressly prohibited in any Common Areas.
- (c) Such additional requirements as may be specified by the Board of Directors of the Association, to the extent permitted by applicable law. The foregoing provisions of this Section are intended to be a restatement of the provisions of Section 11B-111.1 of the Code, and any future amendments or modifications thereto shall be deemed incorporated by reference herein as a part hereof.

For purposes hereof, a "No-impact home-based business" means a business that:

- (a) Is consistent with the residential character of the dwelling;
- (b) Is subordinate to the use of the dwelling for residential purposes and requires no external modifications that detract from the residential appearance of the dwelling;
- (c) Uses no equipment or process that creates noise, vibration, glare, fumes, odors, or

electrical or electronic interference detectable by neighbors or that causes an increase of common expenses that can be solely and directly attributable to a No-impact home-based business; and

(d) Does not involve use, storage, or disposal of any grouping or classification of materials that the United States Secretary of Transportation or the State of Maryland or any local governing body designated as a hazardous material.

Article II, 2.5 TEMPORARY STRUCTURES.

Structures of a portable character, including any trailer, tent, or portable storage device (e.g. Portable On-Demand Storage Pod) may be used on any Lot at any time for storage or other purpose for up to 60 days. If a special condition exists that necessitates extending the period of use (e.g., storage of personal property during a dwelling remodeling activity) the owner shall request a specific time extension in advance from the Architectural Review Committee. Pods shall be located on the homeowners' driveway. Nothing in this Declaration shall be deemed to prohibit an Owner from placing upon its Lot reasonably sized garden sheds, greenhouses, permanent basketball apparatus, or other similar accessory structures approved in advance by the Architectural Review Committee. All sheds shall be on the Lot and shall be of materials harmonious with the exterior of the dwelling.

In addition, portable basketball apparatus shall be permitted on any Lot.