

On April 30, 2014, in a joint meeting of the Boards of the Wexford Homeowners Association and Wexford Commons Homeowners Association it was agreed to accept the following guideline document as Business Guidelines for both sections of the Wexford Community.

WEXFORD BUSINESS GUIDELINES

The Restrictive Covenants for both Wexford and Wexford Commons include the provision: "No mercantile building shall be erected, built, or placed on any portion of the referenced subdivision or may any dwelling be used for any business of any nature." Recently the definition of Business has come into question. Therefore, as the developer of the subdivision and the party that recorded the covenants, the Wexford Corporation has decided to provide guidelines regarding the definition of the term "Business" within the Wexford Community.

The only home-based business activity, termed a Home Occupation, that will be permitted in Wexford and Wexford Commons must meet the following standards, representing requirements which permit minimal business practices within the community while maintaining its residential character.

1. No retail sales or manufacturing.
2. Limited to small home-office operations.
3. Equipment used limited to computers, fax machines, telephones, copy machines and other small business office equipment.
4. Occupation must be in the residence and not in any accessory structure.
5. Must not involve clients, associates or persons shopping, meeting or otherwise doing business at the residence.
6. No signage is permitted.
7. Shall not require an increase in the flow of water, gas, sewer or electric from that which is standard for the residence.

Any other home-based business activity will be considered a Home Business and will be prohibited.