

Article I, Section 1 (q) of The Lake Valencia Supplemental Declaration of Covenants And Restrictions dated 6/19/1984 states the following:

"All lots shall be used for residential purposes only and no commercial activity shall be permitted on any lot....."

In order to ensure a consistent and fair interpretation of the covenant, the Lake Valencia HOA Board of Directors have established the following guidelines in determining a prohibited commercial activity.

Permitted activities:

1. A home office workspace or enterprise shall not be considered a commercial activity.
2. Telecommuting or remote work.

Prohibited activities:

1. Signage or advertising that indicates a commercial activity.
2. Manufacture or repair performed at the residence.
3. Consistent visits by clients/customers to a residence.
4. Visible storage of materials.
5. Any activities that become a nuisance or adversely affects the residential character of Lake Valencia.

Additional:

1. Existing covenants and restrictions regarding the parking of commercial vehicles and disturbances shall remain in effect.
2. All complaints by residents indicating that a property is being used for prohibited commercial activity shall be investigated by the property manager and reviewed by the Board to make a determination of prohibited commercial use.