

NEUSTETERS BUILDING CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS REGARDING HOME OCCUPATIONS

Adopted December 13, 2007

The following rules and regulations have been adopted by the Neusteters Building Condominium Association, Inc. ("Association") pursuant to Colorado statutes, for Home Occupations.

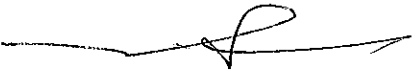
1. The Condominium Declaration for Neusteters Building, Definitions (Section 1,y) states " 'Residential Unit' shall mean those Units established herein, as delineated on the Condominium Map, which shall be used and occupied solely for residential purposes."
2. Recognizing advances in technology that allow more and more people to work at home full or part-time, the Board of Directors of the Neusteters Building Condominium Association, Inc. has adopted the following conditions of home occupation activity to protect the enjoyment and value of the Residential Units.
3. No trade or business of any kind may be conducted in or from any Residential Unit except that an occupant of a Residential Unit may engage in a home occupation activity within the Residential Unit so long as:
 - A. The existence or operation of the activity is not apparent or detectable by sight, sound, vibration or smell from the exterior of the Residential Unit;
 - B. The activity does not increase the insurance obligation or premium of the Association;
 - C. The activity, determined in the sole discretion of the Board of Directors:
 - 1) such use is incidental and secondary to the use of the Unit and does not change the residential character thereof and complies with local zoning ordinances and regulations.,
 - 2) does not constitute a nuisance or hazardous or offensive or illegal use,
 - 3) will not adversely affect the public health, safety or welfare,
 - 4) will not reduce the property values of the Residential Units in the Building
 - 5) in no way diminishes the use and enjoyment of any Residential Units;
 - 6) in no way violates the Condominium Declarations, Bylaws, Rules and Regulations or any other policy of the Board;
 - 7) does not employ any person other than the occupant; and
 - 8) does not require customers or patrons to visit with regularity.
 - D. The activity does not display any window, door or wall sign or other advertising visible from the exterior of the Residential Unit;
 - E. The term "home occupation" shall be construed to have its generally accepted meaning and shall include, without limitation, home offices or a studio for arts and crafts or photography;
 - F. The receipt or delivery of merchandise, goods or supplies for use in the activity shall be limited to the United States Postal Service, UPS or general delivery service, but shall exclude truck and/or trailer-delivered goods or merchandise. The Association has the right to limit the size and frequency of deliveries. The occupant shall be responsible for accepting all deliveries;
 - G. Sales conducted in conjunction with the activity shall be primarily by Internet, telephone or mail. Incidental pick-up of goods is permitted; however, an activity shall not generate an amount of customers that affects the residential character of the building, nor shall it encourage congregations of people;
 - H. The activity may not utilize any Association resources;
 - I. The activity shall not generate an amount of trash which exceeds the quantity expected from a residential unit;
 - J. The activity shall have a maximum of five visitors of any kind per week. To discourage theft of common area items, visitors are to be escorted by the occupant into and out of the Building;
4. Fines will be imposed for the violation of this policy in accordance with the Enforcement Policy.
5. The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary for the operation , use and occupancy of the Building with the right to amend the same from time to time by resolution duly proposed and approved at any Board of Director's meetings.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Neusteters Building Condominium Association, Inc., a Colorado non-profit corporation, certifies that the foregoing rules and regulations were adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on December 13, 2007, and in witness thereof, the undersigned has subscribed his/her name.

NEUSTETERS BUILDING CONDOMINIUM ASSOCIATION, INC.

A Colorado non-profit corporation

By: 

President

12-13-2007
Date