

Sturbridge Lakes Association – Home-based Business Policy

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The Sturbridge Lakes Association (SLA) in accordance with its by-laws and covenants has created the following guidelines when dealing with an application for a home-based business.

The primary function of Sturbridge Lakes is to exist as a single-family neighborhood in the Township of Voorhees. Sturbridge Lakes is and always will be a residential area in which some of the most desirable neighborhood amenities in South Jersey can be found. It is for this reason the Board of Trustees finds it necessary to adopt these guidelines to preserve and protect Sturbridge Lakes as a desirable residential community, and to maintain the integrity, tranquility, and residential character of our community.

Section 1.

Definition of home-Based Business & Application Process:

1.1 A home-based business refers to any business activity or occupation that is conducted from a homeowner's single-family residence within Sturbridge Lakes, including but not limited to professional vocations.

1.2 Application -- Any Association member desiring to operate a home-based business must be in good standing and must apply to the Association for approval.

Section 2.

Home-Based Business Operations Rules and Regulations:

2.1 Businesses will not be permitted that involve visits to the residence by customers or potential customers, or frequent visits by vendors, deliveries, pick-ups etc. at the address, except pick-ups and deliveries performed by the immediate members of the household. This is really intended for people that work out of their house on the phone and computer and should not involve manufacturing of any kind, client/customer visits or anything other than using the house to communicate and do paper work from.

No business will be permitted which might cause noise or activity at a level deemed undesirable in a quiet residential community.

No business will be permitted which might cause offensive smoke or odors of any kind.

No business will be permitted which might cause products, equipment or trash of any kind to be kept outside the home on or in front of the lot.

No business will be permitted which the trustees, in their sole discretion, determine could lessen the public image of the community as a desirable single-family neighborhood, or could result in any lessening of property values.

No home-based business will be permitted to engage in advertising or marketing which trades off of the image of the community or of the desirability of the common grounds, or which might otherwise attract the public to trespass within Sturbridge Lakes or attempt to use community facilities. No home address can be used in advertising, a PO Box must be used if one is required.

2.2. Home-based businesses shall not result in any changes to the exterior appearance or to the nature of the residence, which could adversely impact the residential character of the neighborhood. All exterior changes will require application to and approval of the SLA Architectural Committee. Signage or advertising materials promoting a home-based business should not be displayed on the property.

2.3. Home-based businesses should comply with all Township of Voorhees zoning ordinances, regulations, and licensing requirements applicable to the specific type of business. Also, a Certificate of Occupancy is needed for the floor area devoted to the home-based business pursuant to the appropriate township ordinance as same is amended from time to time. Township approval for a business does not constitute Association approval for the business. Association approval should be obtained before applying to the Township.

2.4. Home-based businesses should be conducted in a manner that respects the peace, privacy, and quality of life of neighboring residents. No additional noise, vehicular or pedestrian traffic should be a consequence of a home-based business. Any business that would cause these nuisances would degrade the quality of life in Sturbridge Lakes. All business activity must be conducted solely inside the home and no evidence of a business shall be visible from the road.

2.5 No commercial vehicle, oversized vehicle, trailer, machinery or other non-residential grade equipment should be stored at or remain on a residential lot at any time, or be parked on the street, in connection with any home-based business.

2.6 No home-based business may host or congregate any number of members of the public.

2.7 No home-based business will be permitted which attracts the public to the common grounds or which might tend to convey a negative image of Sturbridge Lakes to the home buying public or within the neighborhood.

Section 3.

Preservation of the community:

3.1 Sturbridge Lakes exists as a secluded refuge of parks and single-family homes, with many private parks, lakes, beaches, grilling areas, recreational courts and other commonly owned Association lands. The private nature of this neighborhood is essential for Sturbridge Lakes to remain one of the most sought-after residential communities in Voorhees Township and Southern New Jersey.

The Sturbridge Lakes Association bears the responsibility to preserve and protect this unique community and the quality of life of our residents.

Consequently, any business applying for permission to operate within Sturbridge Lakes must comply with these guidelines and must demonstrate to the SLA, as determined by the Trustees in their sole discretion, that the proposed business would not negatively affect the neighborhood, its residents, or the home buying public's opinion of Sturbridge Lakes.

3.2 The Sturbridge Lakes Association reaffirms and reserves the right to enforce existing deed restrictions; Covenants and by-laws, as well as other rules and guidelines promulgated by the Association prudent thereto, and to impose stricter regulations and guidelines than those enacted by Voorhees Township.

It is the goal of the Board of Trustees to maintain Sturbridge Lakes as a private lake community.

Complaints and Conflict Resolution:

4.1. In case of complaints or concerns raised by homeowners regarding an existing home-based business, the affected parties are encouraged to resolve the issues through respectful discussion.

4.2. If a satisfactory resolution cannot be achieved, the Sturbridge Lakes Association may be contacted to mediate or provide guidance on resolving conflicts related to home-based business operations.

4.3 If it is found that an approved home-based business is engaging in prohibited activities that are against the rules and regulations of this policy, any SLA approval of the business can be revoked.

The Sturbridge Lakes Association reserves the right to amend or modify this policy as deemed necessary, with appropriate notice to homeowners.

*This policy shall take effect immediately upon approval by the SLA board of trustees at

a public meeting and shall be communicated to all residents within a reasonable timeframe.

Effective Date: