

Highlands Condominiums Home Owners Association
Commercial Activity Determination and Approval Criteria

Determination of Commercial Activity	Yes	No
1. Is the activity/business registered (with state of OR, or county, or city?) to the unit's address?		
2. Is the activity conducted by the unit owner/resident for financial gain?		
3. Does the activity result in products/services marketed or promoted for sale by the unit occupant?		
4. Is the unit the primary/only location associated with the activity?		
5. Are off-site locations (e.g., warehouses, studios, labs, office space, construction sites, schools) the primary location of the activity?		

Approval Criteria (i.e., level of impact on other residents)	Yes	No
1. The activity involves employees (non-residents or residents of the HOA) entering and exiting the unit at any time of day.		
2. The activity is conducted in a manner and/or at a time of day that conflict with quiet hours. (i.e., other residents are impacted by noise due to the activity).		
3. The activity results in noise pollution outside of quiet hours negatively impacting residents (e.g. use of machinery, setting up/taking down equipment or apparatus).		
4. The activity results in toxic fumes negatively impacting residents (e.g. dyes, paints, chemicals).		
5. The activity results in odors negatively impacting residents (e.g., cooking odors, marijuana smoke, perfumes, animals).		
6. The activity poses a potential fire risk to the unit and/or adjoining units (e.g. due to cooking, welding, blow-torching, use of open flames).		
7. The activity poses a potential risk for water damage to the unit and/or adjoining units (e.g., use of water baths, large amounts of liquids for processing)		
8. The activity is illegal under city ordinances or state or federal law (e.g., meth labs; illegal transport of substances, merchandise, or animals)		

The Board will work with the unit occupant/owner to address concerns and arrive at a mutually acceptable response to those concerns.

If the Board determines that the activity is illegal or presents an immediate risk to one or several members of the association, the Board may seek immediate legal action.