

Johns Creek Property Owners Association, Inc.

Subject: Home Businesses

The Johns Creek Property Owners Association, Inc. (POA) Board of Directors has discussed and hereby adopts the following guidelines relating to the use of a Johns Creek lot (the "Lot") for business purposes:

Applicable Covenants: This guideline is pursuant to Sections 9.1 and 9.7 of the Johns Creek Covenants dated December 23, 2003, as amended.

Purpose of this Guideline: To establish rules and restrictions relating to the use of Johns Creek Lots and houses for business purposes, towards eliminating any nuisance to other residents from such use.

Requests: Any owner or resident wishing to use their Lot for any business purpose shall request approval from the POA in writing prior to initiating any such business activity. If requesting party is not the owner of the Lot, they shall provide the POA written approval of such use from the Lot owner.

Uses: Lots shall not be used for any purpose not allowed by law. The POA will base its decision of whether to approve such requested use primarily on whether that use may be or may become a nuisance to any other Johns Creek resident.

Regulatory Approval: The requesting party shall obtain and maintain in full force and effect any and all permits and approvals required from applicable regulatory bodies to conduct such business activity within Johns Creek, and otherwise.

Restrictions: Any business use of a Johns Creek Lot shall be subject to the following:

- 1) No equipment, materials or goods related to the business, or vehicles deemed unacceptable to the POA, may be stored on the Lot outside the host house, including in any public street within Johns Creek.
- 2) No excessive (as defined by the POA) customer traffic is allowed to and from the Lot.
- 3) No frequent (as defined by the POA) package pickup and delivery traffic will be allowed to the Lot.
- 4) No visible signage related to the business shall be placed on the Lot.
- 5) No activity related to the business shall become a nuisance, as determined by the POA.

Violation of Restrictions: As a condition of any approval hereunder by the POA, if the business owner violates any condition or requirement of this guideline, the POA shall have the right to require that any such particular violation, or all business activities, immediately cease.

Discretion of the POA: The POA shall have reasonable discretion in determining compliance under this guideline, including the right to grant exceptions.

Effective Date: This guideline is adopted on March 22, 2007 as a supplement to the applicable Johns Creek Covenants.