

Newberg Crest Homeowners Association  
Single Family Resident Policy

The NCHA Board of Directors pursues uniform, consistent, and fair application and enforcement of all our Association's Covenants. This sometimes requires having to reasonably determine the applicable meaning of particular words in the Covenants capable of being interpreted in different ways.

The Board considered policies on how the Association will interpret and apply the term "single-family" as used in Article 6.4 of the Declaration of Covenants but not defined therein.

The Board considered many factors including benchmarking other similar communities, number of bedrooms or capacity of the homes, the level of traffic, parking, noise and sanitation-waste concerns, all of which are exacerbated by overcrowding and all of which affect or impact the safety of members and quality of life in our community.

Accordingly, the Board, in the interest of and for the benefit of our community, adopted the following policy. This policy will provide guidance to members in the use of their homes, especially where homes are leased to third parties or rented.

**Policy:**

"Single-Family" as used in the governing documents of the Newberg Crest Homeowner's Association, shall mean:

- One nuclear family of not more than three generations (children, parents, grandparents)
- That no more than 2.5 people per bedroom (adults or children) shall reside at any one time within a home
- Necessary caregivers may reside with their care recipients

Guests and visitations which cause occupancy outside this policy are limited to 15 days.

This policy shall not be construed and is not intended to authorize or permit children's daycare operations.

Nothing in or about this policy is intended to change, alter, or amend any part of the Declaration of Covenants which provisions remain effective and will be properly enforced by the Association.

Dated and adopted by the Board of Directors the 18th day of March, 2015.