**Drones (Unmanned Aircraft-NonCommercial).** Airborne drones must be operated in compliance with all local, state and federal regulations. In addition:

1. Prior written authorization from the Master Board is required. Such authorization must specify:
   - The name and contact information of the operator(s).
   - The hours during which the operation is allowed.
   - The Grand Reserve Park over which the Drone will fly and in which it will land.
2. Drones must not be flown over residents' homes.
3. Drones must not interfere with residents' reasonable expectations of privacy.
4. Drone operators must assume all risks and are personally liable for any injury to themselves or others and for damage to any property.
5. The Grand Reserve Associations shall have no responsibility for any injury or damage caused by a drone.

**Home Businesses.** No home occupation, profession or commercial activity that requires members of the public to routinely visit a Unit or requires commercial vehicles to routinely travel to and from a Unit shall be conducted in any dwelling located in Grand Reserve, with the exception of real estate companies who own or hold a Unit for resale in the ordinary course of business. However, any occupant may conduct ancillary business activity within a Unit provided each of the following restrictions is observed:

1. The use is approved by the Master Association, which approval may be withheld in its sole discretion.
2. The existence or operation of the activity is not apparent or detectable by sight, sound or smell from outside the Unit.
3. The activity conforms to all zoning requirements.
4. The business activity is consistent with the residential character of the Community and, as may be determined by the Master Association in its sole discretion, the activity does not constitute a nuisance, a hazardous or offensive use, or a threat to the security or safety of other residents.

Approved by the NAs on 10/19/18