

## Meadowwood

### Supplemental Architectural Review Standards Home Occupation: In Home Daycare

**Effective Date:**

Applies to all "In-Home Daycare" home occupations that have not obtained an approval in writing from the Architectural Review Committee as of June 1, 2000.

**Purpose:**

The purpose of these supplemental architectural review standards is to provide detailed criteria for the purpose of reviewing and allowing the operation of an In-Home Daycare as a home occupation under the provisions of Article 8.3 of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Homestead, The Gardens. These criteria and standards are intended to maintain the aesthetic appearance, single-family neighborhood character, and peaceful enjoyment of the Gardens neighborhood as a residential community.

**THE FOLLOWING SUPPLEMENTAL ARCHITECTURAL STANDARDS FOR "IN-HOME DAYCARE" ARE HEREBY ADOPTED AND APPLICABLE AS FOLLOWS:**

1. **Definition:** An In-Home Daycare shall include the provision of regular or scheduled childcare, daycare or babysitting service for a child or children that are not a member of the household where the childcare services are provided and where such service is rendered for a financial remuneration.
2. **Licensing:** The applicant for approval shall demonstrate they have obtained a Child Day Care Home License from the Washington State Department of Social and Health Services.
3. **Hours of Operation:** Childcare services shall only be rendered during the hours from 7:00 a.m. until 6:00 p.m. on weekdays. Childcare services may not be offered or rendered on weekends or holidays.
4. **Employees:** The childcare provider(s) must be a member of the household where the services are provided. No outside of the household employees shall be permitted.
5. **Exterior Play Areas:** An outside play area shall be provided within the fenced backyard area of the home where the childcare services are provided. The backyard fence must be approved by the Architectural Review Committee and must be not less

than five feet high and shall enclose the entire rear yard. When outside, children cared for shall be confined to the fenced rear yard play area and shall not be allowed to roam within the surrounding neighborhood.

6. **Number of Children:** The number of children for which childcare services are provided shall not exceed six (6) on the premises at any given time and this number shall include all of the children under age 12 years, if any, that are residents of the household where the childcare is provided.

7. **Signage:** No signage of any size, type or configuration shall be allowed which would identify the premises as a childcare facility. The premises shall have every outward appearance of a single family residential home.

8. **Drop-Off and Pick-Up:** The drop off and pick up of children from the home shall be from the driveway or from directly in front of the home where the childcare services are provided.

9. **Approval in Writing;** The operation of an In-Home Daycare as a home occupation shall require the written approval of the Architectural Review Committee. The ARC shall have the authority to require such additional standards and criteria as shall be necessary, in the sole discretion of the ARC, to protect the character and quiet enjoyment of the neighborhood as a single-family residential community. Violation of any of the above criteria and standards or any additional conditions imposed by the ARC shall constitute grounds for the withdrawal of approval by the ARC.

**These standards are adopted and approved this 27<sup>01</sup> day of May 2000.**

The Gardens Architectural Review Committee

By: 

By: 