

Dear Woodfield Property Owner – May 15, 2020

RE: Requests to establish in-home businesses in Woodfield

Recently, inquiries have been received regarding the establishment of in-home businesses in Woodfield. While the current pandemic has led most residents to new ways of handling day to day lives, Woodfield remains under the auspices of established Kent County regulations. An in-home business in Woodfield may impact property values not to mention significant regulatory, tax, dues and insurance costs.

Some of the crucial roles for your Board of Directors include the responsibility to act in the best and fairest possible interest of the homeowner while upholding Woodfield covenants and regulatory requirements. The present zoning restrictions override any decision the Board would make.

The Board of Directors along with the Property Management Company (IPS) would like to clear up a few misconceptions at this time. In-home business requests are different from other requests such as requests to allow a single vehicle to park on the grass. Woodfield HOA is Incorporated and Registered with the State of Delaware and Kent County as a “private residential community”. Giving approval for the expansion of in-home businesses would subject Woodfield to the requirement to change explicit regulatory zoning regulations. Business requests such as these have been rejected in the past. Property owners requesting in-home business approval would incur significant costs, as would the entire association. The in-home business applicant(s) would need to appear before specific regulatory authorities.

Depending on the nature of the application, following are some items which may be needed (not all items apply in every situation): 51% HOA petition approval, County Planning Board and Zoning Board approvals, Levy Court approval, traffic, environmental, liability, real estate and professional licensing impact studies, along with possible other studies.

IPS and your Board respect all residents of the Woodfield community. When we see your property improvements being made we say THANK YOU.

As a final note please keep in mind that we ask you to address all inquiries through the Property Management Company and not to any individual Board member. This is in order to avoid misconceptions, receive a proper response, and not have ‘he said - she said situations’.

Regards,

Investment Property Services (IPS)

Woodfield Board of Directors