

(A) (B) (1) SUBJECT TO THE PROVISIONS OF SUBSECTION (B) (C) OF THIS SECTION, A PROVISION IN THE ARTICLES OF INCORPORATION OR A PROPRIETARY LEASE OR A PROVISION OF THE BYLAWS OF A COOPERATIVE HOUSING CORPORATION THAT PROHIBITS OR RESTRICTS COMMERCIAL OR BUSINESS ACTIVITY IN GENERAL, BUT DOES NOT EXPRESSLY APPLY TO NO-IMPACT HOME-BASED BUSINESSES, MAY NOT BE CONSTRUED TO PROHIBIT OR RESTRICT THE ESTABLISHMENT AND OPERATION OF NO-IMPACT HOME-BASED BUSINESSES.

(2) SUBJECT TO THE PROVISIONS OF SUBSECTION (B) (C) OF THIS SECTION, THE OPERATION OF A NO-IMPACT HOME-BASED BUSINESS SHALL BE:

(I) CONSIDERED A RESIDENTIAL ACTIVITY; AND

(II) A PERMITTED ACTIVITY.

(B) (C) (1) (I) SUBJECT TO THE PROVISIONS OF PARAGRAPHS (2) AND (3) OF THIS SUBSECTION, A COOPERATIVE HOUSING CORPORATION MAY INCLUDE IN ITS ARTICLES OF INCORPORATION, BYLAWS, OR PROPRIETARY LEASES A PROVISION EXPRESSLY PROHIBITING THE USE OF A RESIDENTIAL UNIT AS A NO-IMPACT HOME-BASED BUSINESS.

(II) A PROVISION DESCRIBED UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH EXPRESSLY PROHIBITING THE USE OF A RESIDENTIAL UNIT AS A NO-IMPACT HOME-BASED BUSINESS SHALL APPLY TO AN EXISTING NO-IMPACT HOME-BASED BUSINESS IN THE COOPERATIVE PROJECT.

(2) A PROVISION DESCRIBED UNDER PARAGRAPH (1)(I) OF THIS SUBSECTION EXPRESSLY PROHIBITING THE USE OF A RESIDENTIAL UNIT AS A NO-IMPACT HOME-BASED BUSINESS MAY NOT BE ENFORCED UNLESS IT IS APPROVED BY A SIMPLE MAJORITY OF THE TOTAL ELIGIBLE VOTERS OF THE COOPERATIVE HOUSING CORPORATION UNDER THE VOTING PROCEDURES CONTAINED IN THE ARTICLES OF INCORPORATION OR BYLAWS OF THE CORPORATION.

(3) IF A COOPERATIVE HOUSING CORPORATION INCLUDES IN ITS ARTICLES OF INCORPORATION, BYLAWS, OR PROPRIETARY LEASES A PROVISION PROHIBITING THE USE OF A RESIDENTIAL UNIT AS A NO-IMPACT HOME-BASED BUSINESS, IT SHALL ALSO INCLUDE A PROVISION STATING THAT THE PROHIBITION MAY BE ELIMINATED AND NO-IMPACT HOME-BASED BUSINESSES MAY BE APPROVED BY A SIMPLE MAJORITY OF THE TOTAL ELIGIBLE VOTERS OF THE COOPERATIVE HOUSING CORPORATION UNDER THE VOTING PROCEDURES CONTAINED IN THE ARTICLES OF INCORPORATION OR BYLAWS OF THE CORPORATION.

(4) IF A COOPERATIVE HOUSING CORPORATION INCLUDES IN ITS ARTICLES OF INCORPORATION, BYLAWS, OR PROPRIETARY LEASES A PROVISION EXPRESSLY PROHIBITING THE USE OF A RESIDENTIAL UNIT AS A NO-IMPACT HOME-BASED BUSINESS, THE PROHIBITION MAY BE ELIMINATED AND NO-IMPACT HOME-BASED BUSINESS ACTIVITIES MAY BE PERMITTED BY THE APPROVAL OF A SIMPLE MAJORITY OF THE TOTAL ELIGIBLE VOTERS OF THE COOPERATIVE HOUSING