

- A. The units shall be used for commercial purposes only.
- B. No owner shall use, permit or allow a unit to be used for any immoral, improper, offensive or unlawful purpose nor shall any owner permit or allow any nuisance within a unit which will be a source of annoyance or interfere with the peaceful possession, enjoyment and use of the property by other unit owners. Additionally, no owner shall be allowed to store, sell or distribute material of any kind of a pornographic or obscene nature. Whether or not any material shall be deemed to be of a pornographic or obscene nature shall be the exclusive determination of the Board of Directors.
- C. No owner shall permit anything to be done or kept in a unit which will increase the rate of insurance on the unit.
- D. No dogs, cats, birds or other animals or pets of any kind shall be owned, kept or maintained in any unit without the specific written consent of the Board of Directors.
- E. The sidewalks, entrances, passages and parking areas shall not be obstructed or encumbered or used in any manner which would prohibit ingress and egress to or from any unit or units or to or from the condominium property.
- F. All garbage and refuse shall be placed and deposited upon the condominium property only in such place and location as may be specified by the Board of Directors and only in such containers as may be authorized by the Board of Directors.
- G. No signs, advertisements, for rent or for sale signs, or other notices shall be inscribed or exposed on or at any window or any part of the general common areas or limited common areas without the prior written consent of the Board of Directors except that the Sponsor and any mortgagee shall have the right to display for sale and for rent signs on any units owned by them or under foreclosure.
- H. No awnings or other projections or radio or television aerials shall be attached to or hung from the exterior of any unit without the express written approval of the Board of Directors.
- I. The owner of any unit may be permitted to lease the same provided that the lease is made subject to all the terms and conditions of this Declaration and Bylaws attached hereto and further provided that the unit owner shall remain primarily responsible for all the terms and conditions and provisions of this Declaration and Bylaws attached hereto.
- J. Each unit owner shall be subject to such other reasonable regulations concerning the use of the units as may be made and amended from time to time by the Co-Owners provided that all regulations and amendments shall be approved by a two-thirds (2/3) majority of the members of the Association of the Co-Owners before they become effective and that copies of such regulations and amendments shall be furnished to the owner of each unit.

IX. UNITS

The unit shall be constituted as follows:

- A. Each unit, together with its undivided interest in the common areas and limited common area and facilities, shall for all purposes constitute real property which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other real property, subject to the provisions of the condominium documents.
- B. Each unit owner shall be entitled to the exclusive ownership and possession of his unit, subject to the provisions of the Act and the condominium documents.
- C. Each unit shall comprise the separate identified units which are designated in Exhibits "B" & "C" in this Declaration.
- D. The ownership of each unit shall include, and there shall pass with each unit as appurtenances thereto whether or not separately described, all of the rights, title and interest of a unit owner in the condominium property, which shall include but not be limited to:
- (1) Common Area, Limited Common Area and Facilities. A unit owner's undivided percentage interest in the common area, limited common areas and facilities (General Common Elements and Limited Common Elements).

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