

XII.

RESIDENTIAL USE RESTRICTIONS APPLICABLE TO UNITS

Each Unit is hereby restricted to residential use by the co-owner or co-owners thereof, their immediate families, guests and invitees. No co-owner or co-owners of any Units shall permit use of the same for transient, hotel or commercial purposes.

In order to provide for a congenial occupation of the property and to provide for the protection of the value of the Units, the use of the property shall be restricted to and be in accordance with the following provisions:

- A. The Units shall be used for single family residences only.
- B. The General Common Elements and Limited Common Elements shall be used for the furnishing of services and facilities for which they are reasonably intended, for the enjoyment of the Unit co-owners, and subject to such regulation by rules and by-laws as may in the opinion of the Association, achieve the maximum beneficial use thereof.
- C. No Unit shall be used for any other purpose than as a private dwelling for the co-owner and his immediate family or by a person and such person's immediate family to whom the co-owner shall have leased his Unit subject to the provisions of the Master Deed and By-Laws.
- D. No nuisance shall be allowed upon the Units of General Common Elements or Limited Common Elements nor shall any practice be allowed which is a source of annoyance to residents, or which will interfere with the peaceful possession and proper use of the Unit or General Common Elements or Limited Common Elements, by its residents.
- E. No Unit co-owner shall permit or suffer anything to be done or kept in his apartment which will increase the rate of insurance on the Unit.
- F. No immoral, improper, offensive, or unlawful use shall be made of the General Common Elements or Limited Common Elements or of any Unit, of any part thereof.
- G. No "for sale" or "for rent" signs or other signs shall be displayed by any individual Unit co-owner on his Unit or any part of the General Common Elements or Limited Common Elements. However, notwithstanding the foregoing, the Developer and