

ARTICLE VIII
(Restrictions)

The use of the property of the PUD shall in accordance with the following provisions:

1. The property shall be used only for residential and related common purposes and for furnishing of services and facilities for the enjoyment of such residences. The Declarant may use one or more residences for a sales office and/or model until the Declarant has sold all of its residences.
2. Entire residences may be rented provided the term of the rental or lease agreement shall be no less than one (1) year. No residence owner may lease less than the entire unit. Any lease shall be subject in all respects to the provisions of the Declaration and constituent documents and that any failure by the Lessee to comply with the terms of such documents shall be a default under the lease. All leases shall be in writing. Other than the foregoing, there is no restriction on the right of any residence owner, including Declarant, to lease his residence.
3. It is the intention of the Declarant to sell all of the residences which comprise the PUD herein; however, the Declarant shall have the right to rent any residences it owns in the same manner as any other owner.
4. No industry, business, trade, occupation or profession of any kind, whether commercial or otherwise, shall be conducted, maintained, or permitted on any part of the property, except that the Declarant or its agents may use any unsold residence or lease any residence for a sales office or model.
5. No use or practice shall be allowed on the property which is the source of annoyance or nuisance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
6. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.
7. No immoral, improper, offensive or unlawful use shall be made of the property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed by and at the expense of the owner or the Association, whichever shall have the obligation to maintain or repair such portion of the property.
8. Nothing shall be done in or to any unit or in, to, or upon any of the common area and the facilities which will impair the structural integrity of any building, residence or portion of the common area and facilities or which would impair or alter the exterior of any building or portion thereof, except in the manner provided herein.
9. No person shall undertake, cause or allow any alteration or construction in or upon any portion of the common area and facilities except at the direction of and with the express written consent of the Association.
10. Nothing shall be kept and no activity shall be carried on in any residence or in the common area and facilities which will increase the rate of insurance, applicable to residential use, for the property or the contents thereof. No owner shall do or keep anything, nor cause or allow anything to be done or kept in his residence or the common area and facilities which will result in the cancellation of such insurance.

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