

or paid for by insurance, then the cost, both direct and indirect, of such maintenance or repairs shall be added to and become a part of the assessment to which such owner is subject.

ARTICLE X

USE RESTRICTIONS

Section 10.01. Residential Purposes. All units contemplated in the development shall be, and the same hereby are, restricted exclusively to residential use. No structures of a temporary character, trailer, tent, shack, carport, boat, garage, barn or other similar vehicle or structure shall be kept on any portion of the Property outside a unit at any time without the consent of the Association.

Section 10.02. Freehold Estate. Each unit shall be conveyed as a separately designated and legally described freehold estate subject to the terms, conditions and provisions hereof and of the Act.

Section 10.03. Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of the Property, except that small dogs, cats or other household pets may be kept by the respective owners in their respective units provided that they are not kept, bred or maintained for any commercial purpose and do not endanger the health or, in the sole discretion of the Board of Directors, unreasonably disturb the owner of any unit or any resident thereof. No owner shall permit a pet to be outside his unit unless the pet is controlled by a leash.

Section 10.04. Signs and Business Activities. No advertising signs, billboards, unsightly objects, or nuisances shall be erected, placed or permitted to remain on the Property, nor shall the Property be used in any way or for any purpose which may endanger the health or unreasonably disturb the owner of any unit or any resident thereof. No business activities of any kind whatever shall be conducted in any building or in any portion of the Property; provided, however, the foregoing covenants shall not apply to the business activities, signs and billboards of the Developer.