

XII
USE RESTRICTIONS

- A. Each apartment is hereby restricted to residential use by the owner or owners thereof, their guests and tenants.
- B. No two bedroom apartment shall be occupied by more than four (4) persons and no three bedroom apartment shall be occupied by more than six (6) persons.
- C. The keeping or harboring of animal pets is restricted to one (1) dog or (1) cat, weighing no more than twenty-five (25) pounds in any one (1) apartment. Snakes or reptiles of any kinds may not be kept or harbored on the property and no birds or fowls except those ordinarily domesticated and kept as pets may be kept on the property.
- D. No nuisances shall be allowed to be committed or maintained upon the condominium property, nor any use of practice that is the source of annoyance to residents or which interfere with the peaceful possession and proper use of the property by its residents. 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. No apartment owner shall permit any use of his apartment of make use of the common elements that will increase the cost of insurance upon the condominium property.
- E. No immoral, improper, offensive use shall be made on the condominium property nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed.
- F. Reasonable regulations concerning the use of the condominium property may be made and amended from time to time by the Board of the Association as provided by its Articles of Incorporation and By-Laws.
- G. No sign, advertisement or notice of any type shall be shown on the common property or any unit and no exterior antennae and aerials shall be erected except as provided under uniform regulations promulgated by the Association. This sub-paragraph shall not apply to the Developer and/or institutional first mortgagees.
- H. An owner shall not place or cause to be placed in any of the project's common areas, not including limited common elements, any furniture, packages or objects of any kind. Such areas shall be used for no other reason than normal transit.
- I. Nothing shall be hung from any of the windows, balconies, walkways or railings of the project, except as specifically authorized in this Declaration.
- J. No auto parking space, other than a garage space, may be used for any purpose other parking automobiles (including passenger vans and sport utility vehicles), light non-commercial trucks used for transportation purposes, and motorcycles, which are in operating condition and in a good state of repair. No signs or commercial advertising shall be displayed on any such vehicle. Commercial vehicles may be parked on the premises only when the occupants of said vehicles are present and performing work on the condominium property, and may not be left on the premises overnight without the specific authorization of the Board of Administration. No vehicles exceeding 7 feet in overall width or 22 feet in overall length or other objects, including but not limited to recreational vehicles, motorhomes, trailers and boats will be parked or placed upon such portions of the condominium property unless permitted by the Board of Administration. Except as provided above, no parking shall be used by any person other than an occupant of the condominium who is an actual resident or a guest or visitor.

- K. The Association shall have the right to have keys to all units and in the event than an owner installs a new or additional lock or locks on the front or entrance door to a unit, the owner shall furnish the association with a key to all said locks within 48 hours after the new lock or locks are installed.
- L. The Board of Administration or the agents and employees of the Association may enter any unit at reasonable times for the purpose of maintenance, inspection, repair and replacement of the improvements within units or the common property, or in the case of emergency threatening units of the common property, to determine compliance with these restrictions.
- M. [obsolete: Developer has sold all originally built units]
- N. Notwithstanding anything in this Declaration to the contrary, any unit owner may display one portable, removable United States flag in a respectful way. A flag so displayed shall be placed so as to not interfere in any way with the use of the walkways of the building by pedestrian traffic, and shall comply with the rules and regulations which may be established by the Board of Administration with respect to size, location and method of mounting.