

## ARTICLE XIV

### RESTRICTIONS ON USE OF APARTMENT UNITS AND PARKING SPACES

#### Section 1. Restrictions on Use of Apartment Units.

In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Apartment Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

(a) The Apartment Units shall be used as residences or professional offices only.

(b) The Common Elements as well as the property and facilities of the Association shall be used only for the furnishing of the services and facilities for which they are reasonably suited and which are hereinbefore enumerated and for parking spaces.

(c) No nuisances shall be maintained by any Unit Owner, nor shall any use or practice be allowed by any Owner which is a source of annoyance to, or which interferes with the peaceful, possession or proper use of the apartment Units or Common Elements by Unit Owners.

(d) No immoral, improper, offensive or unlawful use shall be made of any Apartment unit or part thereof or of any of the Common Elements, and all valid laws, zoning ordinances and regulation, of all governmental bodies having jurisdiction thereof shall be observed. Violation of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof shall be cured and complied with, by and at the sole expense of the Unit Owners or the Association, whichever shall have the responsibility therefore.

(e) No portion of an Apartment Unit (other than the entire Apartment Unit) may be rented, and no transient tenants may be accommodated therein.

(f) Every occupancy of an Apartment Unit may utilize the community and recreational facilities of the Association. Any additional uses and users shall be determined by the Board of Trustees from time to time.

(g) No signs, notices, advertisements, illumination or projection, out of the windows or on the exterior of any building, or upon the grounds itself, shall be permitted except such signs as may be required by the Sponsor and the Association in connection with the sale of Units or the operation of the Condominium.

(h) All parking areas shall be utilized by passenger vehicles, functioning and currently licensed, only, and no campers, recreational vehicles, trailers with boats, and other non-passenger vehicles shall be permitted therein. No parking shall be permitted near the dumpsters.

(i) No drying of clothes or hanging of any kind shall be permitted anywhere on the outside of a building or upon the grounds.

(j) The dock shall not be utilized for docking of boats for any period longer than necessary for the loading and unloading of passengers. Similarly, there shall be no overnight docking of boats along the beachfront of the Condominium Property.