

may be deemed to be necessary or to be in the best interest of such Association. Also, no unit owner shall take any action which would either increase or decrease the size of any unit or otherwise affect the boundary lines thereof without the specific written consent of any institutional mortgagee having a lien thereon.

ARTICLE VII. RESTRICTIONS.

1. In order to provide for the common benefit of the property and for the protection of the value of the units in the condominium, the use of the property shall be restricted to the following provisions:

(a) The units shall be used for commercial purposes only.

(b) No owner shall use, permit or allow his/her unit to be used for any immoral, improper, offensive or unlawful purpose nor shall any owner permit or allow any nuisance within his/her unit which will be a source of annoyance or interfere with the peaceful possession, enjoyment and use of the property by other unit owners. Additionally, no owner shall be allowed to store, sell or distribute material of any kind of a pornographic or obscene nature. Whether or not any material shall be deemed to be of a pornographic or obscene nature shall be the exclusive determination of the Board of Directors.

(c) No owner shall permit anything to be done or kept in his/her unit which will increase the rate of insurance on the unit.

(d) No dogs, cats, birds or other animals or pets of any kind shall be owned, kept or maintained in any unit without the specific written consent of the Board of Directors of the Association.

(e) The sidewalks, entrances, passages and parking areas shall not be obstructed or encumbered or used in any manner which would prohibit ingress and egress to or from any unit or units or to or from the condominium property.

(f) All garbage and refuse shall be placed and deposited upon the condominium property only in such place and location as may be specified by the Board of Directors and only in such containers as may be authorized by the Board of Directors.