

XII.

USE RESTRICTIONS APPLICABLE TO UNITS

In order to provide for a congenial occupation of the property and to provide for the protection of the value of the Units, the use of the property shall be restricted to and be in accordance with the following provisions:

A. The Units shall be used for office space only.

B. The General Common Elements and Limited Common Elements shall be used for the furnishing of services and facilities for which they are reasonably intended, for the enjoyment of the Unit co-owners, and subject to such regulation by rules and by-laws as may in the opinion of the Association, achieve the maximum beneficial use thereof.

C. No nuisance shall be allowed upon the Units of General Common Elements nor shall any practice be allowed which is a source of annoyance to residents, or which will interfere with the peaceful possession and proper use of the Unit or General Common Elements or Limited Common Elements, by its residents.

D. No Unit co-owner shall permit or suffer anything to be done or kept in his unit which will increase the rate of insurance on the Unit.

E. No immoral, improper, offensive, or unlawful use shall be made of the General Common Elements or Limited Common Elements or of any Unit, of any part thereof.

F. The sidewalks, entrances, passages, courts, and parking areas must not be obstructed or encumbered or used for any other purpose than ingress and egress to and from the premises.

G. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Unit co-owner on any part of the outside or inside of the premises or building without the prior written consent of the Association.

H. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades, or screens shall be attached to or used in connection with any exterior window or exterior door of the premises, without the prior written consent of the Association.

I. Regulations concerning use of the General Common Elements and Limited Common Elements may be promulgated by the Association. Copies of all additional regulations shall be furnished to all unit owners.

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