

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

(c) No unit owner shall use, permit or allow the storage, consumption, sale or distribution of alcoholic beverages of any type in or upon his unit.

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

(e) No dogs, 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.

(f) 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 and from any unit or to and from the condominium property.

(g) All garbage and refuse shall be placed and deposited upon the condominium property only in such