

to any residence. The percentage of undivided interest in the General Common Elements and Limited Common Elements allocated to each Unit shall not be changed except with the unanimous consent of all the co-owners of all the Units and all record owners of mortgages thereon.

IV.

RESTRICTIONS

To insure maximum enjoyment of the Units of this condominium property, these Units and residences shall be restricted as follows:

1. No Unit may be divided or subdivided into a smaller Unit or Units than as shown on "Exhibit A" hereto, nor shall any Unit or portion thereof be added to or incorporated into any other Unit.

2. The undivided interest in the Limited Common Elements and General Common Elements declared to be appurtenant to each Unit shall not be conveyed, devised, encumbered or otherwise dealt with separately from said Unit, and the undivided interest in the General Common Elements and Limited Common Elements appurtenant to each unit shall be deemed conveyed, devised, encumbered or otherwise included with the Unit even though such undivided interest is not expressly mentioned or described in the instrument conveying, devising or encumbering or otherwise dealing with the Unit. Any instrument which purports to convey or grant any interest less than the entire Unit shall be declared null and void.

3. Each Unit shall be used only for single family residences and the Common Elements and Limited Common Elements and facilities shall furnish services for the enjoyment of these residences. No business shall be allowed upon the condominium property, nor any use or practice which is the source of annoyance to residences or interferes with the peaceful possession and use by its residents. All parts of the property shall be kept in a clean

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