

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:

17.1 The Units shall be used for single-family residences only.

17.2 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.

17.3 No Unit shall be used for any other purpose than as a private dwelling for the co-owner and his immediate family or by a person and such person's immediate family to whom the co-owner shall have leased his Unit subject to the provisions of the Master Deed and By-Laws.

17.4 No nuisance shall be allowed upon the Units or General Common Elements or Limited 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.

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

17.6 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.

17.7 No "for sale" or "for rent" signs or other signs shall be displayed by any individual Unit co-owner on his Unit or any part of the General Common Elements or Limited Common Elements. However, notwithstanding the foregoing, the developer and institutional mortgagees shall have the right to display signs for sale or lease on Units owned by them or under foreclosure.

17.8 Any Unit co-owner may own, keep or maintain common household pets according to rules established by the Board of Directors of the Association. Pets of any kind are not permitted on any public portion of the buildings or grounds, unless properly attended, and where appropriate, either carried or on a leash at all times.

17.9 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.

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