

balance. Until such time, the duties and powers of the Association, including those of the Board of Directors, as specified in this Master Deed and in the By-laws, shall be performed by the Developer and/or the manager or agent to be employed by the Developer on behalf of the Association, at any rate of compensation which, under the circumstances and in the sole discretion of the Developer, shall be reasonable an amount. Such compensation, if any, shall be paid as a recurring expense of the Association and out of the Assessments hereinafter provided for and not in lieu thereof or in addition thereto.

VIII.

USE RESTRICTIONS

Section 1.

Residential Purposes. All Units covered by the Regime shall be, and the same hereby are, restricted exclusively to residential use. No structures of a temporary character, trailer, basement, tent, shack, carport, garage, barn or other building shall be used, constructed, placed upon as any portion of the Property at any time either temporarily or permanently, without the consent of the Board.

Section 2.

Construction and Sale Period. Notwithstanding any provisions contained herein to the contrary, it shall be expressly permissible for the Developer or any Persons employed by Developer to maintain, during the period of renovation and sale of said Units, upon such portion of the Property as the Developer may deem necessary, such facilities as in the sole opinion of the Developer may be reasonably required, convenient or incidental to the renovation and sale of said Units, including, but without limitation, storage areas, construction yards, signs, model Units, construction offices, sales office and business offices.

Section 3.

Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of the Property, except that dogs, cats or other household pets may be kept by the respective Owners in

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