

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 divided 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 cause of annoyance and use by its residents. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage allowed to accumulate or any fire hazard allowed to exist.

4. There shall be no dilapidated, junked or unsightly automobiles kept on this condominium property.

5. No immoral, improper, offensive or unlawful use shall be made of the condominium property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

6. Entire residences may be rented (and the term rent shall include lease or sublease). No unit owner shall be permitted to lease his unit for transient or hotel purposes. No unit owner may lease less than the entire unit. Any lease agreement shall be required to provide that the lease is subject to all the provisions of this Master Deed and the By-Laws of the governing Association and failure to comply with these documents shall be a default under the lease. All leases shall be in writing. Other than as stated herein, there shall be no restriction on the right of any owner to lease his unit.

7. Reasonable regulations concerning use and occupancy of the condominium, including residences and Common and Limited Common Areas and reasonable regulations concerning pets may be made from time to time by the Board of Directors of the Association. Copies of these regulations shall be provided the Unit owners at their request.