

determined as fair and equitable by the Board of Directors of the Association.

2. No owner of any unit shall make any change, alteration, addition to, move or remove any portion of a unit or the general common elements or limited common elements therein or to the exterior thereof without the written consent of the Association. Such consent shall not be required without there first being presented to the Association drawings and specifications for such changes prepared by an architect or engineer licensed to do business in the State of South Carolina. Further, any consent which may be granted by the Association may be conditioned upon and made subject to such limitations, restrictions, or reservations as may be deemed to be necessary or to be in the best interest of such Association. Also, no unit owner shall take any action which would either increase or decrease the size of any unit or otherwise affect the boundary lines thereof without the specific written consent of any institutional mortgagee having a lien thereon.

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

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

(d) No dogs, cats, 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.