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and said condominium. Further still, Coker Builders, Inc. may assign this commercial usage, right to such other person or entities as it may choose; provided, however, that when all dwellings have been conveyed, this right of commercial usage shall immediately cease.

15. Use of Common Elements Subject to Rules of Association. The use of common elements by their owner or owners of all dwellings and all other parties authorized to use the same shall be at all times subject to such reasonable rules and regulations it may hereafter be prescribed and established by the association.

16. Condominium To Be Used For Lawful Purposes, Restriction Against Nuisances, Etc. No immoral, improper, offensive or unlawful use shall be made of any dwelling or of the common elements, nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed. No owner of any dwelling shall permit or suffer anything to be done or kept in this dwelling, or on the common elements, which will increase the rate of insurance on the condominium, or which will obstruct or interfere with the rights of the other occupants of the building or annoy them by unreasonable noises, nor shall any such owner undertake any use or practice which shall create and constitute a nuisance to any other owner of a dwelling, or which interferes with the peaceful possession and proper use of any other dwelling or the common elements.

17. Right of Entry into Dwellings in Emergencies. In case of any emergency originating in or threatening any dwelling, regardless of whether the owner is present at the time of such emergency, the Board of Directors of Association or any other person authorized by it, or the building Superintendent or Managing Agent, shall have the right to enter such dwelling for the purpose of remedying or abating the cause of such emergency, and such right to entry shall be immediate and to facilitate entry in the event of any such emergency, the owner of each dwelling, if required by the Association, shall deposit under the control of the Association a key to such dwelling.

18. Right of Entry for Maintenance of Common Elements. Whenever it is necessary to enter any dwelling for the purpose of performing any maintenance, alteration or repair to any portion of the common elements, the owner of each dwelling shall permit other owners or their representatives, or the duly constituted and authorized agent of Association, to enter such dwelling, provided that such entry shall be made only at reasonable times and with reasonable advance notice.

19. Limitation Upon Right of Owners to Alter and Modify Dwellings. No owner of a dwelling shall permit there to be made any structural modifications or alterations therein without first obtaining the written consent of Association, which consent may be withheld in the event that a majority of the Board of Directors of said Association determine, in their sole discretion, that such structural modifications or alterations would affect or in any manner endanger the Building in part or in its entirety. If the

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