

ARTICLE XIII
(Restrictions)

The use of the property of the condominium shall be in accordance with the following provisions:

1. The property shall be used only for residential and related common purposes and for furnishing of services and facilities for the enjoyment of such residences. The Declarant may use one or more residences for a sales office and/or model until the Declarant has sold all of its residences.

2. Entire residences may be rented provided the term of the rental or lease agreement shall be no less than one (1) year. No residence owner may lease less than the entire unit. Any lease shall be subject in all respects to the provisions of the Declaration and constituent documents and that any failure by the Lessee to comply with the terms of such documents shall be a default under the lease. All leases shall be in writing. Other than the foregoing, there is no restriction on the right of any residence owner, including Declarant, to lease his residence.

3. It is the intention of the Declarant to sell all of the residences which comprise the condominium; however, in the event circumstances prevent the sale of all the residences, the Declarant shall have the right to rent any residences it owns in the same manner as any other owner.

4. No industry, business, trade, occupation or profession of any kind, whether commercial or otherwise, shall be conducted, maintained, or permitted on any part of the property, except that the Declarant or its agents may use any unsold residence or lease any residence for a sales office or model.

5. No use or practice shall be allowed on the property which is the source of annoyance or nuisance to residents or which interferes with the peaceful possession and proper use of the property by its residents.

6. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.