
CONDOMINIUM RESTRICTIONS

1. **Condominium Use.** No condominium shall be occupied or used except for residential purposes by the owners, their tenants, and social guests, and no trade or business shall be conducted therein, except that Declarant, its successors, or assigns, may use any unit or units in the Complex owned by Declarant for a model site or sites and display and sales office during construction, development and sales of the Complex. Such right shall terminate on the date which is five (5) years from the date of the close of escrow for the first sale of a condominium in the Complex.
2. **Right to Use Common Area.** Each owner may use the Common Area in accordance with the purposes for which it is intended without hindering the exercise of or encroaching upon the rights of any other owners. An owner may delegate (subject to the provisions of the governing documents) his right to use the Common Area to those of his family or tenants who reside upon the condominium. An owner may permit guests to use the Common Area, but notwithstanding anything herein to the contrary, the Association shall have the right to limit the number of an owner's guests who may use any recreational facilities which may be located on the Common Area, and to limit the days and duration of such use.
3. **Nuisances.** No noxious or offensive activities shall be carried on upon any condominium, or in any part of the Complex, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of each of the owners of his respective unit, or which shall in any way increase the rate of insurance for the Complex, or cause any insurance policy 'to be cancelled or to cause a refusal to renew the same, or which will impair the structural, integrity of any building.
4. **Vehicle Restrictions.** No trailer, camper, mobile home, commercial vehicle, truck (other than standard size pickup truck), inoperable automobile, boat or similar equipment shall be permitted to remain upon any area within the Complex, other than temporarily. Commercial vehicles shall not include sedans or standard size pickup trucks which are used both for business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board. No noisy or smoky vehicles shall be operated .on the Complex. No off-road unlicensed motor vehicles shall be operated upon the Complex.
5. **Signs.** No signs shall be displayed to the public view on any units or on any portion of the Complex unless such signs are approved by the Board.
6. **Animals.** No animals or birds of any kind shall be raised, bred, or kept in any condominium, or on any portion of the Complex, except that no more than two (2) usual and ordinary household pets such as dogs, cats, birds, etc. may be kept, provided that they are not kept, bred, or maintained for any commercial purpose, and further provided they are kept under reasonable control at all times. Notwithstanding the foregoing, no pets may be kept on the Complex which, in the determination- of the Board in its sole discretion, result in an unreasonable annoyance to other owners. No pets shall be allowed in the Common Area except as may be permitted by rules of the Board. No dog shall enter the Common Area except while on a leash which is held by a person capable of controlling the dog. Owners shall prevent their pets from soiling all portions of the Common Area where other persons walk, and in the event a pet does soil such a portion of the Common Area, the owner or person in control of the pet shall immediately clean up after the pet.
7. **Garbage and Refuse Disposal.** All rubbish, trash and garbage shall be regularly removed and shall not be allowed to accumulate upon any part of the Complex. All trash, garbage and other waste shall be kept in sanitary containers. All trash enclosures or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. All equipment, woodpiles, and storage piles shall be kept screened and concealed from view of other units, streets and the Common Area.
8. **Radio and Television Antennas.** No alteration to or modification of any installed cable television system shall be permitted. No owner may be permitted to construct or install an external antenna without the prior written consent of the board.
9. **No Smoking.** Smoking is not allowed in the unit or within 25 feet of unit entryways.