

2.02 Hanging of Garments and Window Coverings. The hanging of garments from the windows or any facades of the Condominium is prohibited. No sheets shall be used for window coverings.

2.03 Protrusions. No awning, television antennae, machines, air conditioning units, wiring for electrical or telephone installation or other similar protrusions shall be allowed on the exterior of the Condominium without the prior written consent of the Association.

2.04 Laundry. No laundry is to be hung on the balcony or in windows for any reason.

2.05 Limited Common Elements. All decks and patios which are open to public view shall be kept in a neat and orderly condition. No personal property shall be stored thereon except for patio and deck furniture. Any unit owner wishing to place a grill on a patio or deck needs to obtain approval from the Board of Directors. Only gas grills will be considered.

ARTICLE III USE RESTRICTIONS

3.01 Animals. Unit Owners shall be allowed to keep only the following pets: up to two (2) cats, one (1) dog or one (1) dog and one (1) cat per Unit. The Association shall have the right, in its sole discretion, to grant a variance to this restriction to allow up to one (1) additional dog, small animals kept in a cage or tank, or both. Any such variance must be in writing to be valid and shall be on such terms, conditions and limitations as prosecuted by the Association. The Association shall not be liable under any circumstances for any damage, loss or prejudice suffered or claimed on account of the approval, disapproval or terms, conditions or limitations imposed on any request for a variance. Unit owners shall not permit their animals to unreasonably disturb other Condominium residents or create a nuisance or noise. All animals must be registered with the Association and owners of animals shall be responsible for damage caused by their animals. Kennels shall be kept inside their respective Owners' Unit. Further, all animals shall be kept on leashes when outside and in the common areas and their owners shall be responsible for cleaning up immediately any pet defecations or waste from the owner's pet, or the pet of any occupant, guests or invitees of the owner. The Association may order the immediate temporary or permanent removal of the owner's pet or the pet of any occupant, guests or invitees of the owner when such pet is causing a nuisance or an unreasonable disturbance. Upon such order, the Unit Owner shall not have any recourse against the other Unit Owners or the Association for any pet removal order issued. During the time when a pet is housed in a Unit, the Unit Owner shall hold the Association harmless against any and all claims, debts, demands, obligations, costs and expenses sustained by or asserted against the Association by reason of the acts of said pet committed upon the Condominium Property, including within any Unit, and the Unit Owner shall be responsible for the repair of all damage to any personal or real property whatsoever resulting from the acts of said pet.

3.02 Damage to Common Elements. Damages to the Common Elements or Limited Common Elements caused by a resident or visitors of a resident or an agent of a resident shall be the responsibility of the Unit Owner or the person causing such damage.