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Rules

of Association

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JOE D. PEGG REGGROER

HUNTCOMERY CO., OHIO
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AMENDED

DECLARATION OF CONDOMINIUM OWNERSHIP

GREENBRIER COMMONS CONDOMINIUM

Prepared by:

James R. Gould, of the firm of Gould, Bailey & Farquhar 226 Talbott Tower Dayton, Ohio 45402

DEC 6 777

SOUNTY AUDITOR

FOR MAP SEE PLAT BOOK 104, PAGE 26

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AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP

GREENBRIER COMMONS CONDOMINIUM

vestment together page five O f Continental Commons spelling of behalf said recorded Declaration the Boyd J. ther with hereof ho percent (Owners' A Declaration Le Declaration of November Condominium of. Trust whose name is Albert G. Oaks) not individually but f Abner D. Goldstein, James C. Hill, Allen T. Murphy Simmons, not individually but as Trustees on behalf al Illinois Realty, a California. Declaration holding t (75%) o Association. those rec linois Realty, a as successor in 25, n is um previously ord with the Unit in th with 1975 the Condominium the owners an Amendment છ છ votes of t Microfiche Recorder California interest to executed by who the have e not d by membership Number signed less th Montgomery Coun umber 75-558A01, Gr Greenbrier O eenbr to Section than Estate Murphy, behalf Greenbr Restatement the (the jn. ler seventylast as Q H County correct s Trustee T.A. Seda Limited Limited Sedam

WITNESSETH:

Trustees on behalf of Continental Illinois California Real Estate Investment Trust has caused the Declaration to be recorded agained made a part hereof ("the Land") in the ville, Montgomery County, Ohio, upon which residential dwelling units, nineteen (19) attached garage and eight. described Oakes, age and herein Greenbrier not eighteen have been individually "the Land") in the Cit, Ohio, upon which thits, nineteen (19) of verteen (18) additional constructed; and Limit been not indivi but the A and C individually but predecessor as Trustee o against certain Allen C attached hereto City of Center-n thirty (30) of which included al garage Realt H Murphy, Op. unit behalf S

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quired, to 100 Greenbrier of real pro and garage units made WHEREAS de a part he , Declarant additional שי roperty AS, Declarant, Limited, has thereon; eclarant, as successor in interest ted, has an option to purchase the y described in Exhibit B-1 attached hereof (the "Option Land") which, may, but is not requiresidential dwelling and required units to, plus develop <u>⊢</u> relate hereto acďn 0

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Unit. The dimensions, layouts, and descriptions of each Residential and Garage Unit are shown on the drawings attachereto as Exhibit F-1 through F-63. The Residential and Garage Units include, without limitation, all windows and din the perimeter walls of a Unit, all plumbing, electric, heating, cooling, and other utility or service fixtures, chineys, conduits, switches, lines, pipes, wires, ducts, chineys, conduits, switches, thermostats, plugs, outlets, and connections located in such Unit which serve only such Unit's boundaries, except for supporting which are within such Unit's boundaries, except for supporting walls, fixtures and other parts of the building or buildings which are necessary for existence, support, maintenance, safety or comfort of any other part of the Condominium Property. The living areas of Unit are the unfinished interior surface of the perimeter ished interior surface of the Garage Unit and, which ished surface of the ceiling of the Garage Unit from and necessary, an imaginary partition (when no unfinished integerimeter wall exists separating one Garage Unit from and caused by projecting a painted line on the garage floor to garage ceiling in such a way as to totally enclose the Garage ceiling in such a way as to totally enclose th sary each Unit walls, each These necessary n areas, and walks, which give Norwich Land, Olde Greenbrier lbrook Road, which are public garage areas following garage areas of the have direct access to areas in turn to form Residential Unit have Residential esidential Unit shall consist of all the sunfinished surfaces of the basement floor the unfinished inter e unfinished surface Residential Unit wit floors, by reason of structural doors, ceilings and other polorm a complete enclosure of Residential Unit. The bothe unfinished surface of interior surface of the pe γď turn connect with es of all I perimeter have direct or limited c with and driveways. The Garage Unit Residential Units containing ga to private drives and driveways private of with private streets, roadway n give the Unit owners access brier Land and Alexandersville ublic rights-of-way. wal f the all o surface of the the ceiling of the above e boundaries of the garac common areas: I divisions such as inter r partitions, as may be a e of space with respect boundaries of each Garac access to one or floors es of each Garage age floor, the ur walls, the unfir and e perimeter wal are t projected, space sidewalks roadways more of interior areas where bounded r to the the un-unfinother and ic, attached interior to the Garage and Unit, to neces chimdoors 5

dividually ownership o herein as a shall be re collectively are referred person or persons whose estates or interes ly or collectively, aggregate fee simple ab of (i) a Residential Unit shall be referr a "Residential Unit Owner", (ii) of a Gar referred to herein as a "Garage Unit Owner rely Residential Unit Owners and Garage Uni red to herein as "Unit Owners" or "Owners" simple abso be referred interests, in mple absolute Owner" Garage wner", ; Owners and Unit and (i

divided interests in in such percentages and Declaration, consist Exhibit A, supporting but §6. Description of Coand Facilities. The Common Condominium Property ("Common Condominium Proper tenance, building which are safety ercentages as are on, consist of the supporting walls which all E necessary comfort parts of n of Common and Common Areas an ("Common Areas of the Land described in the walls, fixtures and other particular the boundaries of each of the control of the for expressed in are s, fixtures and other parts
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Condominium Property.

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(renewable for success. ation, t the notice without fessional management notice to it of such the time no managing agent is institutional mortgagees hold 50% of all Residential Units contain agreement agent the cause all or terms Association nt or contract for suc..

ms permitting termination thereor see on ninety (90) days written notice. If managing agent is employed by the Associat al mortgagees holding first mortgages on mo Residential Units require employment of a present agent, the Association, upon writing the managing sentence. to any the tion may of its r provisions its responding agence for a term extending more for eive one year periods) and such managing such ma responsibilities with employ 0f Section 10 shall sentence services ent of a pro-upon written than agent ice. If (during Association) either respect this not one em .e year any e and more a manageьe must Declar delegate event to the

\$8. (Facilities. ship, use Unit Each Unit Ov permitted by Regulations Owners, a reserved Each Unit from other ownership interest profits and losses shall be as set fo remain Section 22 hereafter is hereby extent of shall Areas Trustees owners Areas in percentage taining to ea reserved amendments his of the Common င္ပ and and ье Unit nit Owner shall have the right to all other incident uses ted by this Declaration, the Bylaws and the Rules and tions as promulgated by the Association's Board of tions as promulgated by the Association's Board of es including a nonexclusive easement, together with Unit owners, for the use and enjoyment of the Common and Facilities and for ingress and egress over same to a is respective Residential or Garage Unit, which rights be appurtenant to and shall run with his Unit. The of such ownership in the Common Areas and Facilities eby deemed to be, and expressed by, the percentage amount ter set forth. Subject to amendment permitted by an 22 of this Declaration, such percentage amount shall constant and shall not be changed except by an amend-othis Declaration unanimously approved by all Unit. Unit amended as provided, the percentage of owner-fithe Common Areas and Facilities attributable to the ship interest in each Unit and for the division of common and the subject is a stributable to the ship interest in each Unit and for the division of common and the subject is a stributable to the subject in the division of common and the subject is a stributable to the subject in the division of common and the subject is a stributable to the subject in the division of common and the subject is a stributable to the subject in the division of common and the subject is a stributable to the subject in the subject is a stributable to the subject in the subject is a stributable to the subject in the subject is a stributable to the subject is a subject to the subject is a subject to the subject is a subject to the subjec constant o this Dec nit owners, for the nad Facilities and for sespective Resident appurtenant to and and to nonexclusive use ownership o for his use the Owner shall have the by this Declaration unanimous and Ownership and . Each Unit (a losses as described in Article XIV of set forth below, it being understood totion 22 of this Declaration sets forth nanimous approval of all unit owners may ents to this Declaration which add additute Condominium Property with a resulting age of ownership interest in the common each Unit: each I losses as set forth tion 22 of for Each Unit Owner possession of the exclusive ercentage as sive use of a the limited Of S an Use മ undivided tenant Owner his of s is expressed all Common Ar use use Units and Com s entitled to s Residential rided interest 0 fi in Off. other common the Limited any a resulting the common ny Residential Unit all other incident aws and the Rules a Areas the division cle XIV of the st in the n with all other below in this §8, eas and Facilities Residential Unit below Unit or in the exclusive owne forth additional percentage amount that the bе Unit. same to owner ownersubmanner obtained Bylaws land com mon such and

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in Article XV of the Bylaws.
Owners' Association shall be nant and onthly inst er L 0 e recording of t owned by it, any Unit by ac t shall be expr agree, common expenses (the "assessments") described BYLOWS it, hereby covenants any acceptance of a deed expressed in such deed, pay to sociation the Unit Owners' Association the Dec All assessments of payable in twelve (first day of each ca laration, sessment n, the Declarant, for s and agrees, and each eed therefor, whether eed, is deemed to covetwelve (12) equal each calendar month the Uni

value of any other property owned by Declarant. Wi any manner intending to limit the generality of any provisions of the Declaration or the Bylaws, the Ru Regulations may limit the use of the Common Areas a lities to members of the Association and their resp families, permitted lessees, guests, invitees, se heirs and assigns, and may also provide for the excuse by a Residential Unit Owner, members of his fam mitted lessees, invitees, servants, his guests, and and assigns of Limited Common Areas. Such exclusiv be conditioned upon, among other things, the paymen Unit Owner of such assessments as may be establishe Association for the purpose of defraying costs ther ject to the provisions of the Declaration, the Byla Areas Are and or bo way , ac H and and cil and that Faci acc Re Regulation Facilities or an egulations, an accilities in saccilities with ies or any part to cordance with th t will adversely a NO HOH a11 such manner a the use the t pe the Unit Owners hereo affect S On. and 000 Th U hall ij or S and Management 11 use the any manner cause ėО may wil eof Wi for the exclusive s of his family, pe guests, and his he buch exclusive use m the payment established use not Areas any he the Bylaws and thereof restric any 0 ommon servants Rules contr Without educ. and pect Common 0 other λq ţ. Faci-Ar ary and it, Owne g the per hei may in du HI he H

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- the condominium; (a) act 01 omission seek to abandon Or terminate
- the 20 Sec insurance assessments ction 22 of this obligation of an the centage proceeds 0 Ar charges eas any interest of ownership and Facilities; 0 9 De Unit Ö rt or allocating distributions condemnation awards, or (ii) the pu ntion, ch allocating change purpose the 0 0 ່ເດ each r propri rata (1) le Unit levying of hazard determining inter Owner
- (c) partition or subdivide any Unit;
- Area and the meani in Section, sion ting of meani Ф О the Common Area f easemenets for dus Ton consistent Facilities ing of this ng. odivide, 0 encumber for 5 or public with the shall claus ທ and the Dec r, sell or tran Facilities excublic utilities the intended u Ø purposes laration, not e D deemed a Of seek to except use 01 as O H 0f transfer for s provi that Уά the at the grant-other public ndon, parti act or omi t the grant Common within omi ຸນ
- or reconstruction o provided in Chapter any a condominium Property construction of such ded in Chapter 53ll. (e) use hazard for other than h Condominium 14(B) of the insurance than Property, except as Ohio Revised Code. oceeds 9 losse Û
- authorization tion. Such ce Residential or owner Such the t Unit have time centage the payr other occupant interest he final j 5 payment TILY orization given by the Board continuous certificate shall contidential or Garage Unit, the narror owners thereof, and the alien shall remain valid for a time of filing thereof, unless r chief lier S12. Li in an act in ρ which remain become payab. ime the action y liable fo ownership, certificate therefor, subscribed therefor of the Unit Owners' of Montgomery County, in of the interest in the stoff ascillation. cwner udgment iens of Unit same user O fi terest in the Common f assessments chargon ain unpaid for this ayable. Such lien ion brought for mortgages ent or ord of manner thereof occupano any order Residential assessments or use. provided es on real rustees of the Assoc t, the name or names of the recor and the amount of such assessment lid for a period of five years fr f, unless sooner released or serion on real property lien chargeable against for thirty (30) dave lien shall ç on real discharge nogn Garage Unit,
 umon Areas be jointly and is arising d s aris or Garage s of the Association, is folionet on the president of the president of the control of the such days effect. The of five years fro 4 t Owner's est including it Facilities, st such Resid ys after the fective from <u>_</u> nd severally during the n lien. Unit and Unit H of the e record estate g its pe rs f any addi-40 ldent. isdic ocia-Owners' atis filed the same 0 rom perpor. 0 ρ

record or other purchaser of eit closure of the mortgage of closure of the mortgage or by Deed in the mortgage or by unpaid assessments, as such, which had become due prior such purchase, anything in this Declaration to the contrademed to constitute common expenses which, under Ohio Revised Code Section 5311.21, shall be charged to the Units; and such common expenses which are appurtenant of the Common Area which are appurtenant. be or pla rele asse 20 involuntary default in prestriction requi Garage owners of required D Associat ase S lous Jnit receiver ona sments the enc H O eiver to Owners' r at the Owner and for such Unit during the pendency of in such action shall be enver to collect same. In which where 'Association shall lat the foreclosure sale. in in her 0 payment n set fo rdmu: conveyance payment of a set forth i as mor cion. joint the joint and several per and of each and such assessments a cownership, occupa ctgage estat irst for ⊢ o common Resident Cr mortgages subsequent te taxes an record under according to the percentages (hich are appurtenant to their on expenses shall be collectal ndicated in the Articles of Ire Association; any payment a expenses shall be collectal and the Articles of Ire Association; any payment and expenses shall be collectal to the Articles of Ire Association; any payment and expenses shall be contained and the Articles of Ire association; any payment and the Articles of Ire association; and the Articles of Ire association; any payment and the Articles of Ire association; and Ire association; and Ire association and on any expenses several p in \$16(q) 0f real such tial o occupancy above a Garage and ently and or Garage U...
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ny such ll be enti e. In any shall be property to as personal every shal may age Unit ts shall hereof. Ω aris asses inst came 0r ьe occupant and e due during al for such Residenti f.such action, and th titled to the appoint ny such foreclosure a entitled to become i i use. ment.)t rel liabi for as be an act 0 act it a .onal eclosed in Any voluntary a result of subject to the action, caffected six affected six with Residenti and the roin cre lieve, and lende Ω d d d , waive of the the eclosure, the Unit Ohio the of in appointment contrary brought over shall dential Уď the exc Lien ch unpaid Off Unit ither per H O owner rect ens of which the action 9 fore ω poī. re same B < 0 (D) (T g B

the period refl graph "grantor" include a legat without progranter trustees 9 Эд amount of such rally 1: the Uni Garage Liable nor dirs Garage in for, rt prejudice to the amounts passed the property shall be entited of Re Liab Uni 0 he ner than by a Residential able with the owners' Ass ge Unit up to prejudice to excess t 2 t o gate nor ÅФ the Unit Owners' Association settil assessments attributed to such R by such Association and such grant nor shall the Residential or Garago a lien for, any unpaid amounts deflected in such statement lunt b assessments tial or Garage Unit sh th the grantor for all 'Association attribut up to the time of the ce to the grantee's ri unts paid by the grant e entitled to a statem shall e or Ω) in such s l include intestate deed 4-0 Aq 6 yance l in 1 lieu c Junit r for attri of 0 QJ decedent heir of sa u of foreclos it shall be j r all unpaid ributed to su he grant of right to Re therefor.
t from the in such s As used t and "gra setting forth such Residenti grantee shall Garage Unit counts due the A ρi and lid o O closure, the grantee be jointly and seve-aid assessments of o such Residential to recover de 2 conveyance cover from 0 0 ue the Assoch statement ed in this prantee sha Board Any h t Assoc conveye not the such Off. ot be veyed ocia-t for para-hall or

the Conacinclude, \$13. General Maintenance shall maintain and repair the the Condominium Property. Sucinclude, without limitation, to ment of roofs, gutters, downspraces, excluding glass and doc Maintenance repair the downs Such the pout Common F ch mainte he paintenance painting, r The and Unit Areas Owne and and or H H W repa: aci 10 OH d_e shal í) sur of LL1

and extended of grass shrubs, Common to be p S14. Unit mium the vent for expense able im Property, and any da
t as a result of the r
l Facilities located th
pense of the Unit Owner same the damage to Property, ass use shall located Z per Areas; trees, plants Areas; but shal of parking erior light Unit 0 rs. maintenance formed be necessary in t Owners' or t t 0 within light authorized or Уd ssary in the opinion of the ers' or the public's safety, the Condominium Property, or destruction of any other End any damage done to any Re trees, pants and shall no ing areas the the Owne 9 and and grassy areas

1 not include an

Residential or

repair of any e maintenance or r therein shall be ners' Association. boundaries d signs; plants, Уď ıd ivate the Unit any Common s of any and and areas roads any Owners of the safety, erty, or open the any Res safety, to permit cty, or in order other part of the any Residential c repair of Commo be repaired by an pen areas, located or and maintenance the Board of mowing driveways Unit Areas and Facili-sidential or Garag Association unles on and d of Trustees permit reason excluding Common Owners any and the 0 ma and t 0 Limited 9 rs under Facilirepai reason-Condomi Areas at the .kways :enanc lkway pre Garage Garage 0 -

negligent member or his expense which may b tional S R be-damaged or done negligent act or omiguest or omissio such Owner agrees ions of r destroyed by reason of his o t or omission or by the intent ion of any invitee, licensee, to maintain, the Common A Common .., repair Areas and s and of h intentional ensee, family his own inten and and replace Facilities or at

nis family, 9
perform such
tion. """ may may of the ceeds which the the make are cost willful or the an ly, guests, or invituench maintenance or on the affirmative version tasks at a special insurance the affirmative vote of 75% coast at a special meeting call individual assessment and expenses need for negligent act s, or invitees, proceeds any es of such n such maintenance t or omissi and the maintenance the called nce or repair ssion of any 0 f Unit Unit Owner the for Owners' 0 Owner votes such repair for r is o refuses the purpose thereo Assoc which excause Owner 12 ex-

upon a Board medamages 0 repair cause ciat any member ciation as 0 members o shall and/or part e of a officers ion from member ling action of the Common 9 Ω their Ьe 0 ontained ur the such P in the n against shall be officers construed nwo the Board Board mer nst any of be liable ers for dam willful mi μ'n Rules ard of Themser this Areas of any and damages of Lanisconduct Trustees, or any or officer for any Reisdential or and Facilities of Declaration, nd Regulations in them. their capacities Of None any or bad the personal any office 0 fs enac or Garage s or give 1 of said Boa kind the maintenance r Garage Unit or 3ylaws ted p officer faith. other മ pursuant Board liability such Off Se memthe to

gas, a...
doors, including so
doors, heating and air of \$13 and \$ form all mai Residential portion the Resi meter maintenance Residential or Garage Unit and telephone walls and including garage doors of any Residential or leating and air conditioning units and systems of any other utility service facilities location or Garage Unit boundaries and servitial or Garage Unit nd §16(j) and (p), maintenance and r Unit Ow d §16(j) and 9 or Garage Un and repairs ceiling, ar Owner's (j) and (s Maintenance. Subject (p), each Unit owner sh and repairs required with Unit, including, withou rs to the interior surfa Unit, and floors; internal electric, plumbing l glass surfaces, exterior without limitation, surface r shall within systems, and any es located within largerying only his O.F prompt. its upon OVIS peri ĮУ his per ion

Residential or Garage Unit, unless the prior written consents of the Association is obtained. Further, a Unit Owner shall not make any alterations in the portions of any Residential or Garage Unit, or buildings, which are to be maintained by the Association or remove any portion thereof or make any additions thereto or do anything which would or might jeopardize or impair the safety or soundness of the buildings, including, without limitation, any repair to or alteration of the Association; nor shall any Residential or Garage Unit Owner impair any easement without first obtaining the written consents of the Association and of the Owner or Owners for whose benefit responsibilities
disturb other res
Owner shall not p
appearance of any
buildings or other
Residential or Gar of each Unit Owner include, without limitation, responsible tear of such appurtenances except said exterior painting responsibilities in such manner. such rt easement yar Each Unit ed Common areas, Ď door other ies in such residents of paint or any doors exists. decks, Areas rsill improvements .1s, reserved for the excluding, without limitals, porches, patios and, and other associated 920 9 otherwise de or windows or also maintain or the exc not decorate within exclusive imitation, Of any to unreasonably Property. An ee or change the structures the plart portion repair walls responsibil use ing of areas balconi of the 0 f and his the and

to po ¢ 0 Condominium prevent Board for reasonable and maintenance ind the cost thereof individual assessmer damage event any any mainte event the use resice repair own of se of seta assessment Residential or Garage Unit Ownance or repairs required here epair is necessary, in the opit Owners' or the public's safe all the Condominium Property, Resident destruction of any he Unit Owners' Asso of shall be charged of any other party rs' Association may charged to the fail: d hereby, a he opinion s safety, t perty, or i Owner n may faili perform ing Owner and Of. to L' O Hi order per the

Residential and Unit Owners' Ass which are within general or Gara Garage maintenance ge Unit owne addition rs' Association, or within the scope o owner. 6 e scope of to obligation pis s maintenance obligation on that Owner shall promptly on, or its agent, the need cope of the Unit Owners' ligation or that of anoth 1 promptly, the need Owners' As another tly report to the sed for any repair Association's ther Residential hereunde ach KS

replacement fects in mat portions tively re poned and Λq responsible by reason of ent may be material of ium Propert S O C Н General Ownership Areas and Faciliti the Unit Owners t the Condominium P
ble shall not
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be necessary workmanship m Property for which that any maintenance, repair to the limited, discharge that any maintenance, repair to cure any latent or in the constructi construction which they discharged, 9 and of the repair patent on of th are replace 20 i a Associa-lace the -tsod respec 9

coverage shall any Residentia obligation her or to Res fit any ible, t O cons of . for No onstructic benefits withs cial any ast rithstanding the fact all or Garage Unit owner may guarantee of material and workmany guarantee of material and workmany guarantee providing truction trade responsible for any construction trade any policies of insurance providing refits under any policies of insurance providing are respectivel for which they are respectivel for any construction guarantee or delay by the Association in performing it loss ntitled to the bear ntitled to the bear ntitled to the bear nanship furnished by y construction defects, rance providing covere respectively responserance rantee or insurance

one wit to incl not exp of conv Garage mortgage, one withou Unit the age ritgage, lease or other instrument purporting to affer without including also the other shall be deemed a include the interest so omitted even though the laterapressly mentioned or described therein. For purconveyance of title to a purchaser of a Residential age Unit, description by Unit number and reference claration and to the attached drawings shall be adequety the fee simple title thereto together with the period interest in and to the Common Areas and Facilities. Residential or Ga of ownership in t intention hereof and owne instrument ownership witesidential of Common Owner wner shall execute any deed nt affecting title to his R without including therein l or Garage Unit and his coip in the Common Areas and Areas ť and prevent any diffacilities Areas severance of y deed, mortgage, l his Residential or erein both his intensis corresponding ps and Facilities, i severance of such Residential or ip. Any such ig to affect to deemed and to the latter for purpose be adequate to th the percencilities. such lease or or Garage terest in percentper combined ξÓ being taken the deed

- perty and the covenants, a which shall Residential censees, suc 16 s, agreements, terms, all run with the Land all and Garage Unit Ownsuccessors and assign Covenants the use th thereof sha and assigns Res shall ms, conditions, and and shall be I t Owner, his heirs signs: and c to the following and restrictions binding upon each irs, tenants, liĸ ach
- purposes Areas an Owner and re poses Uni Areas and Facilities shall be used for any purpose adversely affecting the health, safety, welfare, convenience, comfort recreation, or enjoyment of residents of Greenbrier Commons Condominium and their guests. No more than five (5) person may initially use and occupy any two-bedroom Residential Unit; and no more than seven (7) persons may initially use and occupy any three-bedroom Residential Unit unless the Bo thorize some sidential Uni Trustees to such r shall k repair hi sar SO O dwelcily: o Garage Faciliti the hon long Iling place incidental grants Unit þe cilities s health, requirements as obligated own Unit. NO No Residential Unit shall be g place for a single family a idental thereto unless the Bo other use, provided that Decl t (or Garage Unit) for sales s Declarant owns any such Rese Unit shall be used except ges incidental thereto. No poitties shall be used for any parts. ther express to writte Each written permission for an ex Each Residential or Garage maintain and keep in good that Declarant may use any for sales and display pury such Residential or Garage dexcept for normal garage to. No portion of the Common for any parties of the common for any parties of the common that the c be y and t Board used tor d of purpose ехсер garage the Common tee sely
- on any part of the Colon by Declarant, or in lease of Residential tenance, repair, and Facilities. 0 8 ofession of otherwise, otherwise, t e No industry, busines any kind, commercial, designated for profit shall be conducted, m Condominium in connecti in connection wit or Garage Units replacement of t Property, e on with the ness, trade, oc al, religious, fit, altruism, maintained, c 9 the op excep xcept t..
 purchase, te operation, occupation or , educational, , exploration, or permitted pt that carrie carrie IHP

- acti ted, Prop an tivity or rd, suffered operty, eit annoyance either <u>G</u> nui 0 or N O sance nuisance ance of any k r maintained willfully or snorxou t 0 0 0 offens: kind (the on negligently other Or ive part characte part of Owners dangerous which 0 the or shall a occupant may ondominium haz eq bec ardous ome
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 d Facilities and
 eas and Facilities without
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 as hereinafter (Uni ldings, ea eo which rt Ho U D 0 9 owner without he ٤, 92 ill result in r contents th No waste wil es and there rate shall Garage Nothing the of 1n permit ge Unit prior t in the cs thereof, will be ij he shal .thout surance shall shall Common anything or in the written expressly the bе cancellation of in the committed in the on anything be þe done Ar prior no the eas consent to obstruction of Common Areas Lation of ins provided and Facilibuildings pe b consent kep done 0 f stored t in acil: insurance d be in vic the be in Common O fi 9 <u>.</u>.. any or the and Associati kept in l u, the content violat whi the Areas Facil Assoc 9 Common .ch his ion. W t the Ø Û
- sightly clothes canoe ges or as sociation. đ ime mobile home, line, awning, antenna, or article shall be erected, e on the Common Area and F c as otherwise permitted o camper, structure or amper, truck, of 9 _ _ _ d, parked, s Facilities, or directed temporary character, tell building, outbuilding, k, trailer, clothing, law r noxious, offensive, or parked, stored, or hungarilities, except withing or directed by the Unit within gahung 9 laundr • en Owners boat un shack
- minor (in to cal work per Residential hicles or per (f) No moto Facilities e the opinion any erformed within Units, no mec any portion of motor ion of t tor vehice except in of the mechancial the the icle in Uni Condominium Property. Garage designated work Units shall pe eq parked arras. Associa or l garage e perfo per at en ton _ne _xcept ion) ge port: mechani 0 on ve ions 0
- Owners which shall Prope being raised, bred, or kept formal shall be permitted to run Facilities. Any such pet caus: unreasonable disturbance shall turb no residents S from otice are As commonly kept in he dents of the Condom sed, bred, or kept be permitted to ru OX O SOC ai H from the ciat ed, Condominium Property m the Board of Truste Z O മ ion) bred such pet causing the Condominium reasonable animals, kept or dogs, cats in homes, kept minium Property, for commercial p un loose on the C number ve cats, or other h nes, which do not bе 95 ທ stock o F an or creating a nuisance permanently removed by ees es of (as par or other determined seven the As poul 0f purposes. N Common Areas and Associat removed n (7) day household the annoy whi 0 of any kind Condominium days ' Λq .ch 02 by it: No the pets y its and disani đ
- rent mon the use Λq μ. Q hereby given "For Sale" of any Residential
 Additional Land gn, ent on age nti of disposal Garage Un: Areas the during any the Resident oregoing, not m . ew h the the icat 9 more and Condominium more than five t advertising i 9 any part ion signs, the dent Declarant Facilities "For Z O 9 P Reside or Garage or Option Associati period tial or sign O th direct n Property, lential and mortgagee Off e square the when Garage ye Unit and 9 may signs ion or any Land tional signs, d Facilities, quare feet, fo Facilities, and one profe uare feet, for each Reside for sale or lease. Notwit y place additional signs of any Residential or Garage n Declarant is attempting age Units presently existing nit hereafter constructed and. In addition, the righ or its representatives any Condominium kind 110 Garage or the for any shall the Residential Unit purpose of S р Ф Д igns roperty displayed signs of regulat ructed Resident: Notwithstanding played y except s qulating the fessional andi any 9 right on to plac ing, Garage acilitat Resident on ţ0 Unit the sel the T'S 20 owne or Comrt rt Uni ting tial O rt