

10.13 *Estimate of Costs.* Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance and repair, the Association shall obtain reliable and detailed estimates of the cost to rebuild or repair.

10.14 *Assessments.* If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the Association, or if at any time during reconstruction and repair, the funds for the payment of the costs thereof are insufficient, the Association shall pay over sufficient amounts to provide funds to pay the estimated costs, as part of the common expenses of the Association to be assessed against unit owners.

10.15 *Construction Funds.* The funds for payment of costs of reconstruction and repair after casualty, which shall consist of proceeds of insurance and funds collected by the Association from assessments against unit owners shall be disbursed in payment of such costs in the manner required by the Board of Directors of the Association. The first monies disbursed in payment of costs of reconstruction and repair shall be from insurance proceeds and if there is a balance in the construction fund after payment of all costs of reconstruction and repair for which the fund is established, such balance shall be distributed to the Association as common surplus.

ARTICLE XI

Use Restrictions

11.1 *Use Restrictions.* The use of the property of the condominium shall be in accordance with the provisions hereinafter set forth.

11.2 *Unit.* Each of the units shall be occupied only by the owner, his tenants, servants and guests, and the respective families and guest of the owner and his tenants, as a residence and for no other purpose. In no event shall the number of occupants in a unit exceed two (2) persons for each bedroom. No unit may be divided or subdivided into a smaller unit nor any portion thereof sold or otherwise transferred without first amending this Declaration to show the changes in the units to be affected thereby.

11.3 *Common Elements.* The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the units.

11.4 *Nuisances.* No nuisances shall be allowed upon the condominium property, nor any use or practice not contemplated by this Declaration which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. 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. No unit owner shall permit any use of his unit or of the common elements which will increase the rate of insurance upon the condominium property.

11.5 *Lawful Use.* No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance, modifications or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.

11.6 *Leasing.* Entire units only may be rented, provided the occupancy is only by the lessee and/or his family, his servants and guests. The minimum lease or rental term is twelve (12) months.

11.7 *Signs.* No signs of any type shall be displayed anywhere on the condominium property without the express permission of the Board of Directors of the Association.

11.8 *Antennas, Aerials, Etc.* Without the prior written consent of the Board of Directors of the Association, no television antennas or dishes, room air conditioners, aerials or structures of any sort shall be erected, constructed or maintained on the exterior of any building.

11.9 *Clothes Lines, Etc.* No clothes lines, hangers or drying facilities shall be permitted or maintained on the exterior of any unit or in or on any part of the common elements, except as approved by the Association, and no clothes, rugs, draperies, spreads or household articles or goods of any sort shall be dried, aired, beaten, cleaned or dusted by hanging or extending the same from any window or door.

11.10 *Electrical Apparatus.* No electric machine or apparatus of any sort shall be used or maintained in any unit which causes interference with the television or radio reception in the other units.

11.11 *Parking.* No campers or boat trailers may be parked upon the premises except in areas designated by the Board of Directors of the Association, if any.

11.12 *Pets.* No unit owner may have more than two small cats or one small dog, the weight of which shall not exceed thirty (30) pounds, caged birds, and small marine animals kept in aquariums, and all such animals shall be kept in conformity with rules and regulations promulgated from time to time by the Board of Directors of the Association.

11.13 *Regulations.* Reasonable rules and regulations concerning the use of the condominium property may be made and amended from time to time by the Board of Directors of the Association, in the manner provided in the Articles or Bylaws, provided such rules and regulations are of uniform application. Copies of such regulations and amendments thereto shall be furnished by the Association to all unit owners and residents of the condominium by request.