

BAYWOOD COLONY GARDEN APARTMENTS, INC.
USE RESTRICTIONS

1. Occupants of Units shall not suffer, permit or maintain in their premises loud noises, obnoxious odors or pets except small household pets which will be permitted subject to regulations by the Association as to the care, maintenance and control and they shall be kept on a leash while outside their owner's unit.
2. Each unit shall be used exclusively as a one-family residential dwelling. No business or trade shall be permitted to be conducted therein or thereon. Each resident shall maintain their unit in a clean and sanitary manner.
3. No unit shall be leased or rented by any person without the Owner therefore first procuring the consent of the Board of Directors of the Association, which said consent shall be given or withheld based upon the Board's determination of the social and moral desirability of said proposed Lessee or Renter. In no event shall a unit be leased or rented for a term of less than one (1) month.
4. Each unit owner, lessee, or occupant shall maintain their unit at all times in good condition and repair, including air conditioning systems, water heaters, screens, glass, outside doors, windows, electric and plumbing systems. Electric systems shall be construed as referring to those items of electrical conduit, wire, switches, fixtures, and equipment located on the unit side of the electric meter servicing said unit or in the unit itself. Plumbing system shall be construed to mean all fixtures and all plumbing items from the trunk line connection to the unit or in unit itself.
5. No television antennas, air conditioners, aerials, wires, structures of any sort shall be erected, construed, or maintained on the exterior of the building, except for those structures that are part of the original construction or like replacements.
6. No unit occupant shall permit or maintain any exposed or outside storage or storage containers. No clotheslines, 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; and no clothes, rugs, drapes, spreads, or household articles or goods of any sort shall be dried, aired, cleaned, or dusted by hanging or extending same from any window or door or stair or balcony.
7. No signs of any type shall be maintained, kept, or permitted by anyone on any part of the common elements or in or on any unit where the same may be viewed from the common elements or the street.
8. Use of the laundry room and facilities is restricted to owners and bona fide occupants of units, who will each be provided a key. It is expected that this laundry room be kept locked at all times when not in use.
9. No vehicles other than automobiles, vans, and pick-up trucks, with or without campers, shall be permitted in the parking spaces of the condominium other than the vehicles of guests of unit owners for short periods of time.
10. Car repair and car washing is not permitted at any time on premises.