

11.14 Balcony or Terrace Modification and/or Enclosure. A Unit Owner may not modify, screen or enclose the balcony or terrace that adjoins his or her unit.

11.15 Hurricane Shutters. Notwithstanding any provision set forth hereinabove to the contrary, the Board of Directors, in concert with and subject to the approval of the Master Association, may adopt and approve a model, style and color of hurricane shutter as a standard hurricane shutter for use in the Condominium. No hurricane shutter except of the standard model, color and style adopted by the Board of Directors shall be used in or upon the Condominium. All specifications adopted by the Board shall comply with the applicable building code. Notwithstanding any provision in the Condominium Documents to the contrary, the Board shall not refuse to approve the installation or replacement of hurricane shutters conforming to the specifications adopted by the Board.

12. USE RESTRICTIONS. The use of the Condominium Property shall be in accordance with the following provisions.

12.1 Units. Units shall at all times be occupied as a residence and for no other purpose. No business, commercial activity or profession may be conducted from any unit. The use of a unit as a public lodging establishment shall be deemed a business or commercial use. This restriction shall not be construed to prohibit an owner from maintaining a personal or professional library, from keeping personal, business or professional records in the unit, or from handling personal, business or professional telephone calls or written correspondence in and from the unit. Such uses are expressly declared customarily incident to residential use.

12.2 Minors. There is no restriction on the age of Occupants of units. All Occupants under eighteen (18) years of age must be closely supervised by an adult to ensure that they do not become a source of annoyance to other residents.

12.3 Pets. No animals or pets may be kept in any unit or brought upon the Condominium Property other than dogs, cats, birds, or fish; provided, however, that there shall not be kept or permitted in any unit more than a total of two (2) dogs and/or cats. Any Unit Owner who keeps a pet, or permits a pet to be kept in his or her unit, shall be liable for all damage or injury to persons or property caused by such pet. The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to adopt rules concerning pet size and type and rules of behavior and to order and enforce the removal of any pet which becomes a source of unreasonable annoyance or causes disturbance or fear to other residents of the Condominium. Pets must be leashed or carried under the owner's arm at all times while on the Condominium Property outside of the unit, and the pet owner shall immediately remove any animal droppings left by such owner's pet upon the common elements. Guests and tenants are not permitted to have pets; provided, however, the Board of Directors shall have the right and authority, in its sole discretion and without the consent of the Unit Owners, to make exception to the foregoing prohibition. The Association may establish and enforce fines for violations of this provision.

12.4 Nuisances. No Unit Owner shall use his or her unit, or permit it to be used, in any manner that is disturbing, detrimental or a nuisance to the Occupants of another unit, or which would not be consistent with the maintenance of the highest standards for a first class residential