

later leased by it upon such terms and for such periods, but not less than thirty (30) days, as it, in its sole discretion, shall determine.

No part of the premises, including, but not limited to, the parking spaces and driveways, shall be used for parking or storing of trucks, other commercial vehicles, boats, campers, trailers or other vehicles, items or goods, except for parking of duly registered and operable vehicles of the Unit Owners or their lessees.

No part of the premises shall be used for the repairing, maintaining or washing of any vehicle. Provided further, that any private passenger automobile of any type which is inoperable and/or unregistered is prohibited from the Shore Drive Townhouse Condominium.

The balconies, patios and courts which are appurtenant to each Unit, as set forth in Schedule B, are subject to such limitations and conditions as are imposed by the Board of Governors of the Shore Drive Townhouse Condominium Association, Inc.

Provided, however, that other than chairs, benches and tables of such number, nature and type as are actively used for residential purposes, no other goods or materials, including awnings, fixtures and paraphernalia, are to be affixed to or stored on said balconies, patios and courts, except with the approval of the Board of Governors of the Association, which approval may be withheld in its absolute discretion.

**No animals or reptiles of any kind shall be raised, bred**

or kept in any Unit or in the common areas. Dogs, cats and other household pets owned and in possession of the Unit Owner at the time of the purchase of the said Unit may be kept in the said Unit, provided that the total pets do not exceed one (1) in number and have received the prior approval of the Board of Governors. Provided, further, that the keeping of any such pet shall be subject to the Rules and Regulations adopted by the Board of Governors and in the event that any such pet, in the sole discretion of the Board of Governors, causes or creates a nuisance, said pet shall be permanently removed from the property upon three (3) days' notice.

The use of Units by all persons authorized to use same shall be at all times subject to the provisions contained in this instrument, the By-Laws of the Association and such Rules and Regulations as may be prescribed and established to govern such use or which may hereafter be prescribed and established by the Board of Governors of the Association and any Unit Owner found by a Massachusetts District or Superior Court to be in violation of the provisions of this Master Deed, By-Laws and Rules and Regulations of the Association shall be liable for the reasonable counsel fees incurred by the Association in enforcing same.

The Association also reserves the right and easement to enter into the Units, from time to time, at reasonable hours, for the purpose of reconstructing and repairing adjoining Units, common areas and facilities and to perform any obligations of the Association required or permitted to be performed under this Master Deed and/or the By-Laws of the Association.

The maintenance, repair and improvement of the exterior