

including the Rules and Regulations promulgated thereunder. Any and all work, with respect to the foregoing, shall be done in a good and workmanlike manner pursuant to a building permit duly issued by the City of Somerville, if required, and pursuant to plans and specifications which have been submitted to and approved by the Board of Governors of the Association. Such approval shall not be unreasonably withheld or delayed.

9. RESTRICTIONS ON USE OF UNITS

Each Unit is hereby restricted to residential use by the Unit Owner(s) thereof or their lessees. Each Unit shall be permanently occupied by no more than two persons per bedroom as a single-family residence and shall be used for no other purpose. Notwithstanding any provisions of this paragraph to the contrary, however, the Declarant, its successors or assigns, has the right to use any Unit owned by them and any portion of the common area or facility for models and for sales, construction, storage and administration. Any lease or rental agreement for any Unit shall be in writing and shall be made specifically subject to the Master Deed, the By-Laws of the Association and the Rules and Regulations of the Condominium, and shall have a minimum initial term of six (6) months. A copy of the lease or rental agreement shall promptly be furnished to the Board of Governors who shall keep and maintain the same as part of its records and shall furnish all copies of such leases or rental agreements to the first mortgagees upon request. The said Declarant, its successors, assigns or affiliated entities, notwithstanding the foregoing, shall have the further right to let or lease any Units which have not been sold by it, including any such Unit later acquired or

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