

ARTICLE V  
Utilization; Restrictions

In order to provide for Commercial environment of the Condominium and Association Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

A. Use and Occupancy. Each Unit shall be used only for approved Commercial Activities, i.e., a business or professional office use approved by the Board, and shall at all times be used, operated and maintained in accordance with applicable zoning and other requirements, conditions and restrictions applicable to same. No Unit shall be used for any Sales Activity. The Condominium is located within the historic residential/office district (HRO) for the City of Key West. Units are limited to business and professional offices and medical services. No other uses permitted in the HRO district are permitted within the Condominium. Any future change in the permitted uses within the HRO district shall not expand the permitted uses within the Condominium. No Unit may be used for residential purposes, whether temporary or permanent.

B. Conference Room Use. Developer has designated a separate room on the first floor of Building B for the use of Unit Owners on a reserved basis. Such room has been identified as the "Conference Room" on Exhibit B to this Declaration. The Board shall adopt rules and regulations for the use of the Conference Room by Unit Owners, including, without limitation, the right to require a use fee payable to the Association by the Unit Owner for such use.

C. Signage; Entry Door Signage. Developer shall have, for so long as it owns one or more Units, the absolute right to place, install, affix, or erect signs (advertising, name or for other legal purposes) upon the interior or exterior Common Elements. The term "signs" is intended to include all manner and/or kind of signs so long as said signs comply with law and their installation is accomplished in accordance with applicable building codes. At such time as the absolute right of Developer to place, install, affix, or erect signs has expired or been waived by Developer, the Directors shall make all judgments concerning signs in accordance with the voting procedures set forth in the Bylaws. The design, color, location, size and any other factor deemed relevant by the Board or Architectural Control Committee of the signs shall be subject to the reasonable approval of the Board. All signage on the entry door of each Unit shall be approved by the Board. All signage shall be subject to such size, design and other limitations as may be imposed by the Board. Door signs may be limited to the name of the Unit Owner and the Unit number.

D. Alterations; Architectural Control Committee. No Unit Owner shall cause or allow improvements or changes to any Unit, Limited Common Elements or Common Elements,