

10.12. Permitted Uses; Prohibited Uses.

10.12.1. Live/Work Units and Commercial Units. The Live/Work Units must be used solely for private single family residential purposes and/or professional, business, or commercial activity that conforms to all zoning requirements applicable to the Property. The Commercial Units must be used solely for professional, business, or commercial activity that conforms to all zoning requirements applicable to the Property. No ATM machines or public banks will be allowed. No Live/Work Unit or Commercial Unit may be used for: (i) a business that specializes in bankruptcy or liquidation sales or the selling of fire damaged items, (ii) an auction house, flea market, pawn shop, thrift store or other store which sells used or "second-hand" merchandise; (iii) a kennel or other business involving the boarding or care of animals; (iv) an establishment for sale of automobiles, trucks, mobile homes, or recreational motor vehicles; (v) a night club, bar, lounge, or tavern; (vi) a dance hall (except a professional dance instruction studio), ballroom, discotheque or game parlor; (vii) an adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including without limitation, magazines, books, movies, videos, photographs or so called "sexual toys") or providing adult type entertainment or activities (including, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts); (viii) a sexually oriented massage parlor; (ix) a gambling establishment or betting parlor; (x) a mortuary, crematorium or funeral home; (xi) a dry cleaning plant, central laundry or laundromat; (xii) a storage or mini warehouse facility; (xiii) any use which is illegal or which, in the reasonable opinion of Declarant during the Development Period, and then the Board upon expiration or termination of the Development Period, is offensive by reason of odor, fumes, dust, smoke, noise or pollution, or hazardous by reason of excess danger of fire or explosion; or (xiv) any use which, in the reasonable opinion of Declarant during the Development Period, and then the Board upon expiration or termination of the Development Period, is obnoxious to or incompatible with the overall character of the Regime.

10.12.2. Residential Units. The Residential Units must be used solely for private single family residential purposes. No professional, business, or commercial activity to which the general public is invited shall be conducted on any Residential Unit, except an Owner or occupant of a Unit may conduct business activities within a Unit so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Property; (iii) the business activity does not involve door-to-door solicitation of Residents within the Property; (iv) the business does not, in the reasonable opinion of Declarant during the Development Period, and then the Board upon expiration or termination of the Development Period, generate a level of vehicular or pedestrian traffic or a number of vehicles parked within the Property which is noticeably greater than that which is typical of residences in which no business activity is being conducted; and (v) the business activity is consistent with the character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten