

authority and standing, on behalf of the Association, to impose fines in amounts not prohibited by the Act and to pursue all legal and equitable remedies available to enforce the provisions of this Article and its decisions.

13. USE RESTRICTIONS.

In order to provide for mutually beneficial occupancy of the Condominium Property and for the protection of the value of the Units, the use of the Condominium Property and Units shall be in accordance with the following provisions so long as the Property is subject to the Declaration:

13.1 General.

Each Owner shall be responsible for ensuring that the Owner's Occupants comply with all provisions of the Condominium Documents and the rules and regulations of the Association. Furthermore, each Owner and Occupant shall always observe and promote the cooperative purposes for which the Association was established. In addition to any rights the Association may have against the Owner's Occupants, as a result of such Person's violation of the Condominium Documents, the Association may take action under this Declaration against the Owner as if the Owner committed the violation in conjunction with the Owner's invitees, guests or Occupants.

13.2 Subdivision of Units, Temporary Structures.

Except as provided in Section 14.2 hereof, no Unit may be subdivided into a smaller Unit. No structure of a temporary character, trailer, tent, shack, carport, garage, barn or other outbuilding shall be erected or used by any Owner on any portion of the Condominium Property, at any time, either temporarily or permanently, without the written consent of the Board.

13.3 Use of Units.

Except as provided in this Section 13.3, Units may be used for any lawful purpose conforming to the applicable land use and zoning regulations of the City. The foregoing notwithstanding, no Unit, except the Outparcel Unit, may be used for the purpose of automotive repair or for any purpose requiring the storage or parking of motor vehicles kept for sale or repair on the Common Elements; except that Unit Owners may repair or store motor vehicles on the Condominium Property so long as the same are stored entirely within the Unit of such Owner. In addition, no portion of the Condominium Property shall be used for any business defined by City, County or Association regulations as an "Adult Business."

13.4 Prohibition of Waste.

No damage to or waste of the Common Elements or of a common service paid for as a Common Expense shall be permitted by any Owner. Each Owner shall indemnify and hold the Association and the other Owners harmless against all loss to the Association or other Owners