

firm liable for any expenses or costs for which the Association and/or Unit Owners are liable.

9. USE AND OCCUPANCY.

9.1 USE. Each Unit is hereby restricted to those uses as set forth below. Each Unit's use shall not be in violation of any present zoning ordinance or ordinances of Palm Beach County, Florida, or the City of Mangonia Park, Florida, or any other governmental bodies having jurisdiction over the Condominium Property. Provided, however, that the use of each and every Unit shall be subject to all use restrictions and limitations running with the land and shall not be in conflict with any of its above mentioned zoning ordinances.

Permitted uses are as follows and do not include retail sales:

1. Construction services and home goods
2. Millwork and furniture
3. Tile and marble; no overnight deliveries shall be permitted
4. Office equipment
5. Electronics and instruments
6. Medical and dental equipment
7. Screens, gutters and shutters; no "unreceived" deliveries shall be permitted
8. Irrigation systems
9. Landscape maintenance; no outside work or outside storage of heavy or medium equipment shall be permitted
10. Locksmith
11. Canvas, upholstery and leather goods
12. Painter
13. Food products and catering
14. Appliance and HVAC repair
15. Antiques
16. Exercise equipment
17. Art supplies
18. Tobacco products
19. Flowers
20. Windows and doors
21. Garage doors
22. Glass repair
23. Computer repair
24. Blind and draperies
25. Interior designers
26. Printing services
27. Boat and marine accessories
28. Security alarms
29. Carpet cleaners and repair
30. Sign companies

31. Photography
32. Clothing; no manufacturing shall be permitted
33. Cosmetics; distribution only, no retail, public purchasing or services shall be permitted
34. Storage facilities for the following:
- a. Business records
 - b. Business and home furnishings
 - c. Automobiles and transportation equipment

9.2 PROHIBITED USES. The Board of Directors reserves the right to disapprove any proposed use on the Condominium Property that it deems to be inconsistent with the Condominium Documents or existing composition of uses within the property.

No Unit may be used for any of the following purposes without the prior written consent of the Board of Directors (which consent may be withheld or granted with or without condition in the sole discretion of the Board of Directors): auto/motorcycle/vehicle repair or any related auto or vehicle business, except auto detailing conducted inside the unit, recording studio, or any food or food related business (including, without limitation, wholesale or retail purveying of fresh food and/or produce). Unless otherwise specifically prohibited by the governing municipality, County and regulatory agencies or this Declaration, any use, as generally described above, will be permitted if it is performed or carried out entirely within a Unit so that the uses do not cause or produce a nuisance to adjacent Unit(s), such as, but not limited to, vibration, sound, electromechanical disturbances and radiation, discharge of waste materials, air or water pollution, emission of dust, odiferous toxic or non-toxic matter. Further, no noxious or offensive trade, service or activity shall be permitted, as determined by the Association. Without limiting the foregoing or any other provision of this Declaration, vehicle repair and vehicle body shops are specifically prohibited uses.

9.3 GENERAL USE RESTRICTION. No person shall use the Condominium Property or any part thereof in any manner contrary to the Condominium Documents. No use on any of the premises located within the Condominium Property shall be conducted except under the following conditions:

- a. **NOISE.** No use shall be permitted or maintained which is objectionable because of volume, duration, intermittence, beat frequency or shrillness.
- b. **VIBRATION.** Equipment creating earthshaking vibrations shall be so mounted as to eliminate vibration hazard or nuisance.
- c. **SMOKE/GAS.** No facility shall discharge into the atmosphere any air contaminate producing a public nuisance or hazard.