

Tax Parcel 06-145.00-022
Prepared by/please return to:
Edgewood Village, L.L.C. (JCT)
234 North James Street
Newport, DE 19804

DECLARATION FOR PALADIN CLUB XI CONDOMINIUM

Edgewood Village, L.L.C., a Delaware limited liability company, ("the Declarant" below), the owner in fee simple absolute of the parcel of improved real property described in the attached Exhibit A and shown in the Declaration Plan for Paladin Club XI Condominium recorded in the office of the Recorder of Deeds for New Castle County, Delaware, (the place of recording of all documents referred to below as recorded) as instrument number _____, declares as set forth below for itself, its grantees, successors, assigns, and all persons having or seeking to have an interest of any description in such property.

Article 1 - Property Submitted The land described in the attached Exhibit A, together with all of its improvements, easements and appurtenances is submitted to the Delaware Unit Property Act, 25 Delaware Code, Chapter 22.

Article 2 - Property Name The Property shall be known by the name "Paladin Club XI Condominium."

Article 3 Definitions The meanings specified below shall be used for all purposes of the Condominium Documents, except where the Act (defined below) provides a different meaning or the context of the Condominium Documents or the Act require a different meaning.

"Act" shall mean the Delaware Unit Property Act, 25 Del. Code Chap. 22.

"Association of Owners" shall mean the Owners of Units acting as a group pursuant to the Condominium Documents.

"Code of Regulations" shall mean the provisions for administering the Property and the affairs of the Association of Owners set forth in the Code of Regulations of Paladin Club XI Condominium attached to and incorporated in this Declaration.

"Common Elements" shall mean those parts of the Property which are not designated as Units. As used in the Condominium Documents, and where not specifically excepted, "Common Elements" shall include Limited Common Elements.

"Common Expenses" shall mean (a) expenses of insuring, administration, maintenance, repair, replacement of, and otherwise caring for, the Common Elements, (b) expenses agreed upon as common by the Owners, (c) expenses declared common by the Condominium Documents and/or the Act, and (d) all valid charges against the Association of Owners and/or the Property.

"Condominium Documents" shall mean this Declaration, the Declaration Plan, the Code of Regulations, the Paladin XI Rules, and documents such as agreements of sale, deeds executed by Declarant and other instruments related to conveying Units.

"Council" shall mean the board of natural persons who shall manage the Association of Owners and the Property as provided in the Condominium Documents and the Act.

"Declaration" shall mean this instrument and its amendments.

"Declaration Plan" shall mean the Declaration Plan for Paladin Club XI Condominium described above and its amendments.

"Limited Common Elements" shall mean (1) those parts of the Common Elements designated in the Declaration Plan as a Limited Common Element, and (2) those parts of the Common Elements such as, without limitation, balconies, stairways, sidewalks and corridors which serve less than all Units.

"Owner" shall mean all persons who have any share in a Unit's title.

"Property" shall mean the parcel of land described in the attached Exhibit A and shown in the Declaration Plan, together with all buildings, improvements, easements and appurtenances.

"Proportionate Interest" shall mean the undivided interest in the common elements appurtenant to each Unit, expressed as a percentage and listed in the attached Exhibit B.

"Rules and Regulations" shall mean rules and regulations adopted by the Council from time to time respecting the use, and to provide for the enjoyment of, the Property.

"Unit" shall mean every part of the Property designated in the Declaration Plan as Unit.

Article 4 - Property Parts. The Property shall consist of both Units and Common Elements as shown in the Declaration Plan.

Article 5 - Units A. Unit ownership shall be subject to the Act, the Condominium Documents, and any other, if any, documents of record.

B. A residence Unit shall consist of the space enclosed by the interior surfaces,

as such interior surfaces existed before the application of any paint, wall tile wall paper paneling or other finish or covering, of the walls, ceilings and floors of its perimeter, together with: (1) stairways and non-bearing walls and partitions, fixtures, appliances, equipment, fireplaces, systems and other apparatus located within the Unit's space; (2) parts of pipes, ducts, wires, cables, conduits, fireplaces and other components, including any part but not the space it occupies, located outside of the Unit's space which serve only the Unit; (3) the interior finishes and coverings of all walls, floors and ceilings of the Unit, including moldings, baseboards, and other trim; (4) the openings, glass, screens, doors and their assemblies in any perimeter wall, ceiling or floor; (5) spaces which are appurtenant to a Unit and designated in the Declaration Plan as mechanical or storage space, area or room; and (6) the Proportionate Interest.

C. The Declarant reserves the right to add Garage Units to the Condominium. A Garage Unit shall consist of the space enclosed by the parts of the building in which it is located. A garage door and any device for opening the garage door shall be parts of a Garage Unit. No other part of the building in which a Garage Unit it is located shall be a part of any Garage Unit. A garage door shall be of materials, size, color and texture approved in writing by the Council before installation.

D. A Unit shall not include any Common Element. Any building component serving more than one Unit is a Common Element. Any question about whether any part of a building is a Common Element or part of a Unit shall be resolved by including it in a Unit.

E. No Unit shall be repaired or altered in a manner that will jeopardize the soundness or safety of any Common Element or another Unit.

F. A Unit shall be furnished and decorated by its Owner. Owners shall maintain their respective Units and appurtenant Limited common Elements in a state of good repair and cleanliness, keep them free of insects and vermin and maintain interior temperature at a minimum of 50 degrees Fahrenheit. No Unit shall be used or maintained in a manner or at times which disturb normal residential use of any other Unit. The Council may make, and from time to time amend, rules with respect to the use and maintenance of Units and with respect to the enforcement of such rules and the provisions of this paragraph. The Council, or any offended Owner or occupant of a Unit, may enforce such rules and other provisions of the Condominium Documents, the Act, or other laws relating use and maintenance of Units. The Owner and the occupant of Unit where occurred the cause for the enforcement shall be jointly and severally liable to reimburse the party seeking enforcement for the cost of enforcement.

G. The Owner of any Unit used in a manner causing any increase in insurance premium shall pay such increase.

H. The Council may own a Unit.

I. The Declarant is the owner of every Unit it has not conveyed.

J. A lease of a Unit shall be in writing, shall require full compliance with the

Condominium Documents by all persons using the Unit. The Owner of a leased Unit shall be personally, jointly and severally liable with the Unit occupant for each failure of compliance.

K. The Owner of a Unit shall contribute to the Common Expenses in the percentage listed for the Unit in Exhibit B, except as specifically provided otherwise in the Condominium Documents.

L. A Unit shall not be subdivided. No part of a Unit, including without limitation the Proportionate Interest, shall be conveyed separately from all other parts of the Unit.

Article 6 - Common Elements. A. The Council shall maintain, repair, replace, and manage, and make any additions or improvements to, the Common Elements so as to keep them substantially similar to their condition on completion of original construction, and shall establish and maintain, as a Common Expense, suitable reserves for such purposes. All maintenance, repairs and replacements shall be of first-class quality. The Council shall cause the Common elements to be insured, as a Common Expense, against loss by fire or other casualty, including flood, and shall cause the Council, the Condominium and the Association of Owners to be insured against liability for death, personal injury and property damage.

B. The Council shall determine the uses and operation of the Common elements. Common elements shall be used according to their respective purposes and without hindering or encroaching on the rights of others.

C. The use of a Limited Common Element is restricted to the occupants of the Unit to which it is appurtenant and intended to serve. The Council, by resolution adopted by a majority of all Council members, may designate parts of the Common Elements as Limited Common Elements, may similarly amend such designation from time to time, and may similarly resolve all disputes concerning the designation, extent, and uses of Limited Common Elements. Such resolutions and their amendments shall be effective upon the Council providing written copies thereof to the interested Owners. The Council may not change the designation of any Limited Common Element designated in the Condominium Documents.

D. If, in the sole opinion of the Council, an enhancement of any part of the Common Elements is substantially for the benefit of, and at the express request of, one or more Owners, the cost of such enhancement shall be assessed against such Owner or Owners in such proportion as the Council shall determine to be fair and equitable. Restoring a Common Element to its original condition, or as near thereto as may be practical, by repair, replacement or maintenance, shall not be construed as an enhancement.

E. The Council shall have the right to grant and convey permits, licenses and easements in the Common Elements for roads, utilities and other purposes necessary for the proper operation of the Property.

F. The owner of a Unit with a limited common element serving only that Unit

shall keep the limited common element in a neat, orderly and uncluttered condition free of rubbish, litter, snow, ice and other material or condition that is unsightly or hazardous or both. Such limited common elements include sidewalks, steps, stairs and balconies.

G. Neither the Council nor any manager shall have any duty to remove from a limited common element any litter, snow ice or other unsightly or hazardous material or condition that does not result from any activity by or for the Council or manager.

Article 7 - Development of Paladin Club XI Condominium A. The Declarant intends, reserves the right, but has no obligation, to add land to the Property and to improve such added land with Units, with Common Elements, or with any combination of Common Elements and Units. Declarant also specifically reserves the right to determine the phasing, timing, terms and conditions of such additions and improvements. All Units and Common Elements so added to the Property shall be integrated into the Paladin Club XI Condominium, and Declarant also reserves the right and power to make and record such amendments to the Condominium Documents as may be convenient or necessary to effect such integration, including, but not limited to, reallocating the Proportionate Interests among all Units after adding Units. All Units and Common Elements added to the Property shall be substantially complete at the time of addition and the quality of construction shall be consistent with the initial Units and Common Elements. The percentage of the Proportionate Interest of each Unit included in the Property after the addition of Units shall be calculated in a manner consistent with the calculation of the Proportionate Interest of the initial Units.

B. The Declarant may change Units owned by Declarant in any way Declarant deems suitable or convenient.

C. Declarant may amend any Condominium Document to meet the standards of Federal National Mortgage Association or any similar agency.

D. Declarant shall have sole and absolute power and discretion in exercising any of the rights and privileges reserved to Declarant in this Article.

Article 8 - Durable and Irrevocable Power of Attorney Coupled With An Interest
The rights reserved to Declarant under Article 7, shall be effected by Declarant making and recording amendments to the Declaration; the Declaration Plan and other Condominium Documents as required by Delaware law and as Declarant deems appropriate, and Declarant is hereby granted a power of attorney to amend the Condominium Documents and take all action convenient or necessary to give effect to Declarant's right to add to the Property and to exercise all or any part of the rights reserved to Declarant in Article 7. Every party acquiring title to, a lien against, or any other interest in a Unit or in any Common element, by a deed, a mortgage, a judgment, a last will and testament, or otherwise, shall thereby specifically accept this Article 8 and thereby grant to Declarant this power of attorney. The Declarant may, but need not, require that a party acquiring any interest in a Unit or Common Element shall make and record a separate and written power of attorney in the form of the attached and incorporated Exhibit C. However, the power of attorney provided by this Article shall be

deemed fully granted to Declarant when any such interest in a Unit or Common Element is acquired, whether or not a separate and written power of attorney is made and recorded. Any separate and written power of attorney made and recorded which does not conform to Exhibit C shall be deemed to incorporate all provisions of Exhibit C unless it contains a provision specifically waiving the provisions of this Article 8 and is subscribed by Declarant. The power of attorney reserved to the Declarant under this Article 8 is a durable and irrevocable power of attorney coupled with an interest.

Article 9 - Easements, Etc. A. The Declarant hereby establishes and creates for the benefit of the Property, hereby grants and conveys to each Owner and hereby makes appurtenant to each Unit, the following easements, licenses, rights and privileges: (1) a right of way to travel by vehicle or on foot, as may be suitable to their purpose, along driveways, roadways and walkways shown on the Declaration Plan, subject to the restrictions on use of Limited Common Elements; (2) the right to connect with and make use of such Common Elements as utility lines, pipes, conduits, sewer, water and drainage lines adjacent to the Unit; and (3) the right to use other parts of the Common Elements as may be suitable to their purposes; (4) for unintentional encroachment by any Unit or Common Element on another part of the Property resulting from movement caused by construction, reconstruction, repair, settlement, shifting, or otherwise, for whatever period of time the encroachment shall exist. The owner of any part of the Property encroaching on any other part of the Property in a manner which substantially interferes with the use and enjoyment of a Unit or part of a Unit shall make reasonable effort to end such encroachment in the least practicable time.

B. The Declarant reserves the right to use Common Elements, including Limited Common Elements, for passage, for storing materials, and such other uses as may aid, in the sole and absolute opinion of Declarant, the development of the Property and sale of Units.

C. No person shall block or otherwise interfere with unrestricted access to and from a Garage Unit.

D. The Declarant grants and conveys to the Council, and every Owner shall take title subject to, a permanent easement to enter any Unit at any time, to make emergency repairs necessary to protect any part of the Property from damage or further damage, and an permanent easement to enter any Unit on reasonable notice to the respective Owner to perform such routine maintenance or other action as may be necessary to preserve or improve any part of the Property. The cost of any action taken by the Council under this paragraph which benefits a Unit, or is required to be taken because of a condition originating in a Unit, shall be paid upon demand from the Council, in full or in such part of the cost as the Council shall determine, by the Owner of the respective Unit, and any such cost not paid by the Owner shall be a lien against the Unit.

Article 10 - Council, First Members of the Council The Council shall consist of three members. Until the earlier of the end of five years from the date of recording this Declaration or the end of the fourth month after Declarant sells seventy-five percent of

the Units in the Property, all Council members shall be designated solely by Declarant. The first members of the Council shall be Verino Pettinaro, Gregory Pettinaro, and Michael R. Walsh.

Article 11 - Building Description The buildings forming a part of the Property have brick exteriors, a peaked roof and consist of three stories of living spaces and a roof story. Buildings 66, 67 and 68 contain 7 Units each. Buildings 73, 74 and 75 contain 6 Units each.

Article 12 - Notice to Holder, Insurer, or Guarantor of a Mortgage The Council shall cause timely notice of any of the following to be given to any holder, insurer or guarantor of any mortgage on a Unit who has requested such notice in a writing addressed to the Council stating the name and address of such person and the number or address of the Unit covered by the lien of the mortgage: any loss by condemnation or casualty of a material portion of the Unit or of the Common Elements; a delinquency in payment of assessments on the Unit of sixty days; cancellation, lapse or material modification of any insurance policy or fidelity bond provided by the Council; any action proposed which requires consent of any percentage of holders of mortgages.

Article 13 - Initial Assessment - Working Capital A. At the time the Declarant adds any Unit to the Property, the Declarant shall pay an Initial Assessment equal to twice the amount of the regular, monthly Assessment for the Unit. Initial Assessments shall be used as working capital to insure availability of cash for foreseen and unforeseen expenditures, or to acquire equipment or service deemed necessary by the Council. Initial Assessments are not an advance payment of any regular Assessment, but are in addition to regular, monthly Assessments. Upon conveyance of any Unit owned by Declarant, the Declarant may require reimbursement of the Initial Assessment by the Buyer of the Unit. No part of the working-capital funds shall be used to defray Declarant's expenses, contributions to reserves or construction costs, or to fund budget deficits.

Article 14 - Other Condominiums Paladin Club XI Condominium is one of eleven adjacent condominiums known collectively as Paladin Club. To the maximum extent practicable and permitted by Delaware law, all of the Condominium Documents shall be construed in harmony with the corresponding documents of other Paladin Club condominiums.

Article 15 - Amendment A. An amendment of any Condominium Document other than Rules and Regulations shall be first approved by a majority of the members of the Council at any regular or special meeting. Then all Owners shall be given a written notice setting forth the amendment.

B. Amendments shall be approved by Owners representing a majority of the total votes allocated to all Owners, except that amendments effecting a change of a material nature shall be approved by (1) Owners representing at least sixty-seven percent of the total votes allocated to all Owners and (2) holders of mortgages on Units with Owners representing at least fifty-one percent of the total votes allocated to all Owners. Changes in any of the following are of a material nature: voting rights;

assessments, assessment liens, or the priority of assessment liens; reserves for maintenance, repair and replacement of Common Elements; responsibility for maintenance and repair; reallocation of interests in the Common Elements or Limited Common Elements or the right to use them; redefinition of any Unit boundaries; converting Units into Common Elements and vice versa; insurance or fidelity bond; expansion or contraction of the Property, or the addition, annexation, or withdrawal of property to or from the Property; leasing of Units; imposition of any restrictions on transfer of a Unit; termination of any professional management services required by the Condominium Documents in order that the Council may self-manage the Property; restoration or repair of the Property after casualty or partial condemnation in a manner other than specified in the Condominium Documents; any action to terminate the legal status of the Property following destruction or condemnation of a substantial portion of the Property; any provision that expressly benefits mortgage holders, mortgage insurers, and mortgage guarantors.

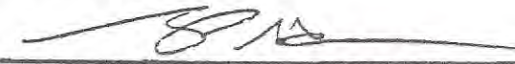
C. Amendments effecting a termination of the legal status of the Property for reasons other than the destruction or condemnation of a substantial portion of the Property shall be approved by (1) Owners representing at least sixty-seven percent of the total votes allocated to all Owners and (2) holders of mortgages on Units with Owners representing at least sixty-seven percent of the total votes allocated to all Owners. The holder of a mortgage on any portion of the Property shall be presumed to have approved any action covered by this paragraph C., if the holder fails to object in writing to such action within thirty days of receiving written notice of the action by certified or registered mail, return receipt requested.

An amendment duly adopted and approved shall become effective upon recording provided it contains a certification by a member of the Council that it was adopted and approved in compliance with this paragraph.

E. Until Declarant sells ninety-five percent of the Units authorized by the subdivision plan for the parcel of land in which Paladin Club XI Condominium is located, no Condominium Document shall be amended without Declarant's consent.

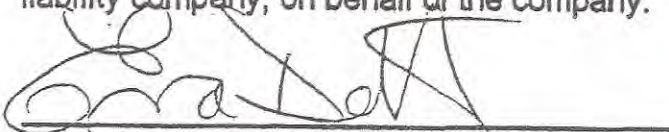
Subscribed on MAY 18, 2001.

Edgewood Village, L.L.C.

By:  (Seal)
Gregory Pettinaro, Member
) ss.:

State of Delaware, County of New Castle

The foregoing instrument was acknowledged before me on May 18, 2001 by Gregory Pettinaro as a Member of Edgewood Village, L.L.C., a Delaware limited liability company, on behalf of the company.


Notary Public

EVA DeVINCENTIS
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires Oct. 11, 2002
legal/paidocs/decd

PALADIN CLUB XI RULES
(Revised May 16, 2012)

1. **The Council has complete, absolute, and final discretion in determining compliance with all Paladin Club XI rules. The word "Council" means the Council of the Condominium, "manager" means any person or company appointed by the Council to manage the Condominium and "common area" includes limited common area.**
2. **Under the provisions of State of Delaware Code, Title 25, Chapter 81 Delaware Uniform Common Interest Community, Subchapter III, Section 81-302 (11), the Council, after notice and an opportunity to be heard, may levy reasonable fines for violations of the declaration, bylaws and rules of Paladin Club XI.**
3. **Owners must provide a copy of the Paladin Club XI Rules to any tenant of the owner's Unit.**
4. **Owners are to provide the Management agent with a copy of any rental lease.**
5. **Hardwood floor installation in any second- or third-level Unit requires the approval of Council and the owner/owners of any Unit/Units below. A request form, available from Council, must be completed and returned to Council. All parties will then receive a copy of the form after Council's decision on the request.**
6. **No person shall alter any common area. The Council may remove any object that is placed in any common area without prior written approval of the Council, and may charge the cost of such removal to the person who placed the object in the common area.**
7. **All vehicles regularly parked in common areas must be: (a) in good operating condition; (b) properly tagged; (c) owned or leased by a Paladin Club resident. Vehicle owners shall immediately inform the manager of any changes regarding a vehicle. None of the following may be parked in the Paladin Club for more than one-half hour: large truck, van, commercial vehicle, vehicle with labeling or advertising, trailer, boat, and recreational vehicles. The prohibitions of this paragraph shall not apply to vehicles used for carrying household goods while actually loading and unloading in the shortest possible time or to a vehicle connected with supplying repair, installation or other service to a Unit or the common area while the service is being supplied.**
8. **All vehicles must follow posted speed limits.**
9. **A vehicle may not be parked unattended on a common area that is not paved or in any place that restricts access to (a) a garage, (b) a dumpster, or (c) a road or driveway. All vehicles must be parked between the yellow curb marks.**

10. Driving a vehicle in disregard of Rules relating to vehicle movement and parking is prohibited.
11. Car washing, maintenance and repair, which are unsightly and cause damages to the paved areas, are prohibited in all parking and other common areas.
12. In accordance with the Fire Safety Code, no charcoal grills (only gas grills) are to be used within the Paladin Club.
13. No child shall be left unattended or permitted to play, nor shall any bicycle, toy or other personal article be left unattended in any common area inside or outside of a building.
14. Any person who damages any Unit or common area shall be charged with cost of repair.
15. Pictures and door mats are permitted in common hallways with the prior written consent of the Council and of the owner or occupant of every Unit served by the hallway. Furniture and plants are prohibited in the common hallways and all building interior entrance areas.
16. Limited common elements are those parts of Paladin Club XI such as patios, balconies, sidewalks, steps, stairways, etc. that serve only one or a limited number of Units. Owners of Units are responsible for keeping limited common elements serving their respective Units free of litter, clutter, snow, ice and free of personal and other property which restricts passage, creates a sound or other nuisance, is incompatible in color, texture or design with buildings and other improvements in Paladin Club XI, is unclean, improperly maintained, unsightly, unsafe or otherwise detracts from the enjoyment, appearance, safety or use of Paladin Club XI. Live and artificial plants, furniture, umbrellas and other equipment are allowed on balconies and patios if they comply with this paragraph and are limited in size and number. No clothing or other article may be hung from or otherwise attached to any deck, balcony or other part of a building or structure. The Council has complete, absolute and final discretion in determining compliance with this paragraph and may order any item removed from any limited or other common area. Owners are urged to consult with the Council through the manager in advance of placing anything on a limited common element.
17. The keeping of pets shall comply with all licensing and other applicable laws (see New Castle County Code section 4.02.001 through 4.02.003). Dogs fully or partly of the Pit Bull breed are prohibited from Paladin Club XI. Pets shall be on a leash held by a person and kept under control at all times while outside of a Unit. Fecal matter from a pet shall be promptly picked up by the pet's owner, wrapped and disposed of with household garbage. Pet owners must have proof of proper and current vaccination of each pet owned. The Council may place restrictions on the keeping of any pet and may require the removal from the Paladin Club of any pet that annoys, frightens, attacks, harms or inconveniences any person.

18. Every Unit shall be provided by the owner with a suitable number of ABC fire extinguishers for emergencies.
19. Every Unit shall be kept in a clean and sanitary manner and in good repair.
20. Normal garbage, trash and other refuse and waste material shall be promptly removed from Units and placed only in dumpsters provided. All waste petroleum products and hazardous materials, all large trash such as used packing boxes furniture, appliances, and all articles other than normal and usual household waste shall be removed from the Paladin Club by the person who introduces it into the Paladin Club. Contact the manager if assistance in such removal is required. Place all household waste in plastic bags before deposit in a dumpster. Please make sure that a child sent to place articles in a dumpster is tall enough to safely and effectively make the deposit. No refuse deposited outside of a dumpster will be picked up. Delaware now has recycling laws. Recycling containers should be utilized.
21. Adjusting or otherwise manipulating controls, wiring, lighting, plumbing or other fixture or equipment in a common area is prohibited. Report to the manager any need for adjustment or service.
22. Promptly and properly close and latch all doors at building entrances. Report to the manager any need for repair or service.
23. Notify the manager and building captain at least two days in advance of a move in or out of a Unit.
24. An owner and occupant of a Unit will be charged with the cost of repair of damage to any common element or area arising out of moving anything in or out of the Unit.
25. Noise, odor or other annoyance in any common area or a Unit that disturbs another person is prohibited. Noise includes the playing of a radio or television set, playing of a musical instrument, conversations, parties, or noisy tools. Any owner disturbed by noise should seek relief under the New Castle County noise abatement code section 22.02.007 (notify NCC police). Noise also includes the sound of footsteps on a hard surface, on any floor above a living area, except on a bathroom or kitchen floor and except on a hard surface floor installed with the written approval of the Council and the owner of the Unit below. Please see Rule # 5 concerning hardwood floor installation.
26. Noise caused by construction, renovation, repair, alteration, other improvement or demolition is prohibited between 8 PM and 7 AM and in all hours on Sunday.
27. Planting, seeding, cultivating or otherwise treating any common area without the prior written permission of the Council is prohibited. Planting of flowers in the mulched areas around buildings is permitted. Vegetable plants are prohibited.

28. The manager, and no other person, shall arrange for maintenance and repair of any common area.
29. The Council recommends that a key for deadbolts and other second locks be left with a person outside of the Unit for use in case of emergency and that the manager be notified of its location.
30. No antenna or other sending or receiving equipment shall be installed outside of any Unit.
31. Garages are to be used for storage of vehicles and personal possessions. Electric is provided for normal lighting and garage door operations only. Use of refrigerators and freezers is strictly prohibited.
32. No sign shall be displayed from any Unit or common area without the prior written consent of the Council. Draperies, blinds and other window treatments shall display no color other than white to the outside.
33. No tent, tank, POD, storage shed or any other structure shall be placed on any common area without prior written approval of the Council.
34. No Unit shall be used for a purpose other than a single-family residence except as (a) may be allowed by applicable zoning laws, (b) shall be incidental to the principal use as a single-family residence and (c) shall have no business invitees. No Unit shall be occupied by more persons than is allowed by law.
35. No alterations shall be made to any part of any Unit that shall in any way affects the structure of the building or any equipment in the building. No work shall be performed on any Unit that requires the use of common area without the prior written consent of the manager or the Council.

(Revised May 16, 2012)