

**BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS  
FOR  
NORTH SHORE TERRACE CONDOMINIUM  
April 1, 1992**

**North Shore Terrace By-Laws: Book 242 Page 0540 to 0542**

**Article XIV  
Use Restrictions**

1. General. The use of a condominium unit by its owner or owners is subject to the restrictions set forth in the Declaration and additionally there shall be no violation of the rules for the use of common elements adopted by the Board of Directors and furnished in writing to the owners.

2. Initial Rules. The following are set forth as initial use restrictions pertaining to the condominium.

(a) There shall be no trailer, boat, mobile home, motor home or any other similar vehicle or vehicle-like item parked for storage purposes upon any of the common elements.

(b) No unit owner shall construct or cause to be constructed any landscaping feature, such as fences, statuettes, rockeries, or the like, that extend higher than 6 feet above natural grade without the prior consent of the board of directors, and in no event shall any such proposed construction be contrary to the general landscaping of Declarant.

(c) No sign of any kind shall be displayed to public view by or from a unit or the common elements except for one size of not more than 6 square feet advertising a unit for sale or rent and except for any sign placed by Declarant or the Association which identifies the condominium project by its name.

(d) Each unit owner shall be responsible for maintaining said unit owner's respective limited common elements, free of rubbish, trash, garbage or any other similar waste product.

(e) No animals, livestock, or poultry of any kind whatsoever shall be raised, bred, or kept by a unit owner except for dogs, cats and other normal household pets,

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provided such household pets are not kept, bred, or maintained for commercial purposes. Such household pets shall be reasonably controlled by a given unit owner so as not to be a nuisance to other unit owners within the condominium project or a nuisance at large anywhere in the neighborhood of the condominium.

(f) No commercial, professional, home occupation, trade or any other similar activity shall be carried on upon or within any given unit except for activities permitted by Newport City Zoning Ordinances, the nature of which are not visible from the outside of any unit, nor that in any way impact the surrounding units or the condominium project in terms of increased traffic, activity, or the like. No commercial vehicle otherwise used in any trade or business and so identified by signage thereon shall be parked overnight or continuously for any period of time upon the common elements.

(g) Wood storage by a unit owner other than within the unit shall be confined to said unit owner's limited common element yard and shall not exceed a height of six feet from the natural grade. It shall be stored and maintained in such a manner so as to not promote insect infestation of the common element or units.

(h) Each unit owner shall pay annually for a sweep of the chimney servicing the fireplace in the owner's unit with the chimney sweep to be approved and retained by the Board of Directors.'

(i) No antenna of any nature whatsoever shall be installed or maintained by a unit owner upon or within the common elements or units so as to be visible without the prior written consent of the Board of Directors.

(j) All parking spaces are restricted to use by residents and invited guests and are limited to the following areas:

- (1) Within garages designated for that purpose.

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- a. The garage is the primary parking place for each unit.
- (2) Space in front of Garage.
- a. Residents and their guests may park in the space in front of the resident's garage.
  - b. Parked vehicles in these spaces must allow residents, guests, and emergency vehicles to enter and exit the premises.
  - c. Alternative parking has been provided to Units D, E, F and G in buildings 66 and 76 because of limited space in front of their garages (these Units are designated in the Declarations as Units J, K, L, and M in Stage 2 and Units Q, R, S, and T in Stage 3).
- (3) Common Parking Area.
- a. Unassigned parking spaces are primarily for guest parking. These parking spaces are located south of the mailboxes and in the two spaces south of the 85 building (Stage VI).
- (4) Long term parking in the Common Parking Area.
- a. Unassigned parking spaces are not intended for long term use by residents or guests. Residents or guests planning to park for more than 72 consecutive hours must use their primary parking areas:
    - i. The resident's garage;
    - ii. In front of the garage; or
    - iii. Additional designated parking spaces labeled with the resident's Unit number.
  - b. Authority to park in an unassigned space for longer than 72 hours requires approval by the Association's Property Manager, who may refer the request to the Board of Directors.
- (5) Parking of Vehicles that are not operable or in extreme disrepair.

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- a. No Unit Owner shall permit any vehicle which is in an extreme state of disrepair, or which is not highway operable, to be abandoned or to remain parked upon any space or on the unassigned parking area for a period in excess of forty-eight (48) hours, except in the Owner's garage.
  - b. A vehicle shall be deemed in an "extreme state of disrepair" when the Board of Directors determines that its presence reasonably offends the occupants of the neighborhood.
  - c. The Association may have a vehicle parked in violation of this subsection removed from the Property and charge the expense of such removal to the Unit Owner if the Owner fails to remove such vehicle within five (5) days following the date on which a notice of such violation is mailed to the Owner by the Association. If the Association is unable to determine the Unit Owner responsible for the vehicle, it shall be sufficient to attach the notice of violation to the vehicle at least five (5) days prior to removal, and the expense of removal may be charged when the identity of the responsible Unit Owner is determined.
- (6) Unlicensed vehicles.
- a. No Unit Owner shall permit any unlicensed vehicle to be parked in excess of seventy-two (72) hours, except in the Unit Owner's garage.
  - b. If a Unit Owner fails to remove such a vehicle within five (5) days following the date on which a notice of such violation is mailed to the Owner by the Association, the Association may have the vehicle removed from the Property and charge the expense of such removal to the Unit Owner. If the Association is unable to determine the Unit Owner responsible for the vehicle, it shall be sufficient to attach the notice of violation to the vehicle at least five (5) days prior to removal, and the expense of removal may be charged when the identity of the responsible Unit Owner is determined.