FREDERICK COUNTY CIRCUIT COURT (Land Records) SKD 6012, p. 0194, MSA_CE61_5856. Date available 05/24/2006. Printed 01/09/2017.

ARTICLE VIII
COVENANTS AND USE RESTRICTIONS

In addition to all of the covenants contained herein, the use of the Condominium and each Unit therein is subject to the following:

Section 1. Use of Units The Condominium is designed developed and established for a combination of concurrent retail and professional office and business-commercial uses. No Unit may be used for residential purposes or residential combined with commercial purposes and use. Any retail or commercial use shall be in compliance with the provisions of this Declaration and the ordinances and codes of the City of Frederick, Maryland ("the City") and in accordance with the Covenants.

Section 2 Commercial Uses Allowed. Commercial uses permitted within the Units shall include all of the following: professional offices and other trades or businesses generally compatible therewith which are permitted by the laws and ordinances of the City and this Declaration.

Section 3. Commercial Uses Prohibited-Generally. The following commercial uses and activities shall be prohibited in any of the Units, whether allowed by ordinances, regulations, or standards of the City, expect as expressly provided otherwise herein:

(a) Restaurants, food service or preparation, cocktail lounges, bars, supper clubs, public entertainment establishments with live or amplified music or other amplified noise;

(b) Retail businesses, art galleries, art workshops and studios, photographic studios,

(c) veterinary offices;

(d) junk or salvage operations;

(e) auto, truck or vehicle repairs or painting;

(f) manufacturing or assembly uses which use significant amounts of machinery or mechanical equipment

(g) manufacturing refining and or storage of chemicals, petro-chemicals or any radioactive materials;

(h) heavy industrial manufacturing, paper manufacturing, metal machine shops; slaughterhouses, tanneries, rendering operations;

(i) laundries or commercial cleaning establishments;

(j) any commercial or business use which employs more persons within the Unit, or otherwise involves the use and occupancy of more than the number of persons permitted in the size of the space of the Unit as is permitted by applicable laws and regulations.

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