

"Common areas and facilities" or "common area" also means all of the property not to be used for residences and includes but is not limited to all recreational and community facilities which may be included within the property, stairs, steps and landings outside of residence boundaries, the water meters, streets, landscaping, pavements, pipes, wires, conduits and other public utility lines, paved areas, contracts, easements, rights of way and contract rights as may be obtained by the Association (or by the Declarant in connection with this condominium) for services or access, and machinery, equipment and other tangible or intangible personal property which is owned by the Association and which is necessary or convenient to the existence, maintenance and safety of the condominium. "Common areas" also means General Common Elements.

(E) "Condominium Ownership" The individual ownership of a particular apartment in a building and a common right to a share, with other co-owners, in the General and Limited Common Elements of the property.

(F) "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof, who owns an apartment within the building;

(G) "Council of Co-Owners" means all of the co-owners as defined in subsection (F) of this section; but a majority, as defined in subsection (J) of this section, shall, except as otherwise provided in this chapter, constitute a quorum for the adoption of decisions.

(H) "General Common Elements" means and includes:

1. The land whether leased or in fee simple on which the buildings stand;
2. The foundations, main walls, roofs, halls, lobbies, stairways, and entrance and exit or communication ways;
3. The basement, flat roofs, yards and gardens, except as otherwise provided or stipulated;