

(f) "General common elements" means and includes:

- (1) The land on which the building stands;
- (2) The foundations, main walls, roofs, halls, lobbies, stairways, and entrance and exit or communication ways;
- (3) The basements, flat roofs, yards and gardens, except as otherwise provided or stipulated;
- (4) The premises for the lodging of janitors or persons in charge of the property, except as otherwise provided or stipulated;
- (5) The compartments or installations of central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks and pumps, and the like;
- (6) The elevators, garbage incinerators and, in general, all devices or installations existing for common use; and
- (7) All other elements of the property rationally of common use or necessary to its existence, upkeep and safety;

(g) "Limited common elements" means and includes those common elements which are agreed upon by all the co-owners to be reserved for the use of a certain number of apartments to the exclusion of the other apartments, such as special corridors, stairways, elevators, sanitary services common to the apartments of a particular floor, and the like;

(h) "Majority of co-owners" means fifty-one percent or more of the basic value of the property as a whole, in accordance with the percentages computed in accordance with the provisions of Section 27-31-60.

(i) "Master Deed" means the deed establishing the horizontal property regime;

(j) "Person" means an individual, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof;

(k) "Property" means and includes the land, the building, and buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging thereto;

(l) "To record" means to record in accordance with the provisions of Title 30 of Section 30-5-30 through 30-5-200, 30-7-10 through 30-7-90, and 30-9-10 through 30-9-80, Code of Laws of 1976, as amended, or other applicable recording statutes;

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