

assessments against such property by municipalities, counties and other taxing authorities.

6. The establishment and maintenance of a reasonable operating reserve fund to cover unforeseen contingencies or deficiencies arising from unpaid assessments or liens and also any emergency expenditures authorized by the Board of Directors.

7. Any expenses declared "common expense" elsewhere in this Declaration or agreed upon as common expenses and lawfully assessed by the Board of Directors and which shall be allowed as a matter of law.

(J) "Common Surplus" means the excess of all receipts of the Association, including, but not limited to, assessments, rents, profits and revenues, from whatever source, above the amount of common expenses.

(K) "Condominium" means that form of ownership established by the provisions of the Act under which space intended for independent use is owned by various owners in fee simple absolute, and the parts of the property other than such independently owned spaces are owned by such owners in undivided shares as tenants in common, which undivided shares are appurtenances to the respective independently owned spaces. "Condominium" shall also mean Horizontal Property Regime. "This Condominium" and Edgewood Medical Plaza Office Park" each mean all of the property submitted to the condominium form of ownership by the Declaration.

(L) "Condominium Property" means that property submitted or later submitted to the provisions of the Act by this Declaration or by permitted amendments and includes the land, the building, the buildings, all improvements and