

"Lewis Village Condominium" each mean all of the property submitted to the condominium form of ownership by the Declaration.

L. "Condominium documents" means the documents by which the Lewis Village Condominium is established and continued, including:

1. The Declaration, which sets forth the nature of the property rights in the condominium and the covenants running with the land which govern these rights. All other condominium documents shall be subject to the provisions of the Declaration.
2. The by-laws, a copy of which is hereto attached and made a part hereof as Exhibit "C".

M. "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. Co-owner also means residence owner.

N. "Council of co-owners" means all the co-owners; but a majority shall constitute a quorum for the adoption of decisions.

O. "Declaration" means this Declaration of Condominium of Lewis Village as it may hereafter be amended from time to time. "Declaration" shall also mean Master Deed.

P. "Declarant" means American Service Corporation and any corporation, partnership, or person who is an assignee thereof or successor thereto.

Q. "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 garbage incinerators and, in general, all devices or installations existing for common use; and

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