

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
- (7) All other elements of the property rationally of common use or necessary to its existence, upkeep and safety.

R. "Insurance Trustee" means the Insurance Trustee referred to in paragraph XI of and in Appendix One of the Declaration.

S. "Limited common elements" means and includes those common elements which are designated on the plot plan and are reserved for the use of a certain number of apartments to the exclusion of the other apartments. Other limited common elements shall be those that are agreed upon by all the co-owners to be reserved for the use of a certain number of residences to the exclusion of the other residences, such as special corridors, stairways, elevators, garages, sanitary services common to the residences of a particular floor, and the like. Also included as limited common elements are decks and balconies.

T. "Majority" or "majority of residence owners or co-owners" means fifty-one (51%) per cent or more of the basic value of the property as a whole in accordance with the percentages established in Exhibit "D".

U. "Manager" means the person designated, appointed or elected from time to time as manager of the Association in accordance with the provisions of the Declaration and the By-laws.

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