

and partitions contained in the Unit and the inner decorated and/or finished surfaces of perimeter walls, floors and ceiling, including paint, wallpaper, tile, windows and doors.

Each Unit has a patio and back yard enclosed by a fence for independent use by the co-owner of the Unit. Said patios and back yards are Limited Common Elements for the exclusive use and enjoyment of the co-owner of the Units appurtenant to said Limited Common Element. The fences are General Common Elements. Parking spaces are Limited Common Elements for the use of the Unit owners. Specific parking spaces shall be assigned by the Declarant upon the sale of a Unit. These specific parking spaces may be assigned by the Association after seventy-five (75%) per cent of the Units are sold.

A Unit co-owner shall have the right to plant grass and small shrubs in the enclosed back yard appurtenant to the Unit but shall not have the right to plant trees or shrubs that will grow higher than the fence surrounding the back yard, without written permission from the Association. Also, Unit co-owners may not place any objects in the back yard higher than the fence without written permission of the Association.

III.

RESIDENCES

Each unit or residence shall consist of that unit as shown on the plat attached hereto and marked "Exhibit A" together with its undivided interest in the Common Areas and Limited Common Areas and facilities and shall be conveyed and treated as an individual property capable of independent use and fee simple ownership.

Each co-owner of a unit shall be entitled to exclusive ownership and possession of a residence subject to the provisions of

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