

3.

(f) "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;

(g) "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 57-499.

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

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

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

(k) "To record" means to record in accordance with the provisions of Section 60-51 through 60-69 and 60-101 through 60-161, or other applicable recording statutes.

(l) "Unit" shall mean "apartment" and shall also mean and comprise the separate numerically identified Units which are designated in Exhibit "A" in this Master Deed, excluding, however, all spaces and improvements lying beneath undecorated and/or unfinished inner surfaces of the perimeter walls and floors, and above the undecorated and/or unfinished inner surfaces on the ceilings of each Unit, and further excluding all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services, including television antenna cables, to the Units and General Common Elements. All of the aforementioned items are included in the definition of General Common Elements. The Unit shall, however, include the interior non-bearing walls and partitions contained in the Unit and the inner decorated and/or finished surfaces of perimeter walls, floors and ceilings, including paint and wallpaper. The windows and doors are part of the Unit.

Each Unit has a patio and backyard for independent use by the co-owner of the Unit. Said patios and backyards are Limited Common Elements for the exclusive use and enjoyment

0649

4328 RV-2