

1140-247

Section 2.

Ownership of Units. Each separate Unit depicted and designated in Exhibit B shall be conveyed and treated as an individual property capable of independent use and fee simple ownership. The owner of an individual Unit shall own, as an appurtenance to the ownership of the Unit, an undivided interest in the General Common Elements and the Limited Common Elements, being that percentage allocated to the respective Unit as set forth in the schedule attached hereto as Exhibit C, and by this reference incorporated herein. The percentage of undivided interest in the General Common Elements and the Limited Common Elements allocated to each Unit shall not be changed except with the unanimous consent of all co-owners of all Units and all record owners of mortgages thereon. The owner of a Unit shall own in fee simple all spaces and improvements lying above the undecorated and/or unfinished inner surfaces of the perimeter walls and floors, and below the undecorated and/or unfinished inner surfaces on the ceilings of each Unit. The Unit shall not include the spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of the perimeter walls and the floors, above the undecorated and/or unfinished inner surfaces on the ceilings, and beneath the undecorated and/or unfinished inner surfaces of all interior load bearing walls and/or partitions. The Units shall further exclude 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 or to the General Common Elements. All of the aforementioned items excluded from Units shall be included in the definition of General Common Elements for purposes of this Master Deed.

The air conditioning condensers, attics, patios, fenced-in yards, door stoops, chimneys, carports, driveways, and decks which are attached to, immediately adjacent to, attributed to, or necessarily used only by the owner of a particular Unit shall be considered General Common Elements (or as Limited Common Elements if specifically designated as such on Exhibit B). However, they shall be possessed, used, and enjoyed exclusively by the owner of the appropriate Unit,

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