

and which is necessary or convenient to the existence, maintenance and safety of the condominium. "Common areas" also means General Common Elements.

(E) "Condominium Ownership". The individual ownership of a particular apartment in a building and a common right to a share, with other co-owners, in the General and Limited Common Elements of the property.

(F) "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;

(G) "Council of Co-owners" means all of the co-owners as defined in subsection (F) of this section; but a majority, as defined in subsection (J) of this section, shall, except as otherwise provided in this chapter, constitute a quorum for the adoption of decisions.

(H) "General Common Elements" means and includes:

1. The land whether leased or in fee simple on which the buildings stand;
2. The foundations, main walls, roofs, halls, lobbies, stairways and entrance or 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 elevators, 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.

(I) "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.

(J) "Majority of Co-owners" means fifty-one percent or more of