

D. "Association" means Washington Park East Association of Residence Owners, Inc., a corporation of all of the residence co-owners, in accordance with the Declaration and By-Laws, for the purpose of administering Washington Park East Horizontal Property Regime.

E. "Board of Directors" means the Board of Directors of the Association elected or appointed from time to time in the manner provided in the Declaration and the By-Laws. Board of Directors also means Board of Administration or "Board".

F. "By-Laws" means the By-Laws of the Association annexed to the Declaration, as amended from time to time as therein provided.

G. "Common areas" means those portions of the property described on Exhibits "B" and "C" (a) not designated for residences/apartment units or (b) not otherwise designated herein a part of a residence/apartment unit. (c) not designated as a limited common element or area. "Common areas and facilities" and "common area" also include, but is not limited to, all community facilities which may be included within the condominium, stairs, steps and landings outside of residence boundaries, the water meters, sewer lines serving the condominiums and not maintained by public authorities, streets within the condominium, easements for streets outside the condominium property, landscaping, pavements, pipes, dumpsters, wires, conduits and other public utility lines, paved areas, contracts, easements, rights of way and contract rights as may be obtained by the Association (or by the Sponsor in connection with this condominium) for services or access, and machinery, equipment and other tangible or intangible personal property which is owned by the Association and which is necessary or convenient to the existence, maintenance and safety of the condominium. "Common areas" also mean General Common Elements.

H. "Common expense" means (1) expense of administration, maintenance, repairs and replacements of the common areas and facilities, (2) expense of maintenance, repairs and replacement of exterior surfaces or residences required to be borne by the Association, (3) expenses determined by the Association to be common expenses and which are lawfully assessed against the residence owners by said Association, (4) expenses declared to be common expenses, by provisions of the Act, this Declaration or the By-Laws, (5) any appropriate expenses incurred by the Association, (6) expenses for water used by the Association, (7) expense of caulking and painting the exterior of window sills and frames, (8) expense of painting the exterior of doors, (9) any assessments for the creation and maintenance of reserves.

I. "Condominium" means that form of ownership established by the provisions of the Act under which space intended for independent use is owned by various owners in fee simple absolute, and the parts of the property, other than such independently owned spaces, are owned by such owners in undivided shares as tenants in common, which undivided shares are appurtenances to the respective independently owned spaces. "Condominium" shall also mean Horizontal Property Regime. "This condominium" and "Washington Park East Condominium" each means all of the property submitted to the condominium form of ownership by the Declaration.

J. "Condominium documents" means the documents by which the Washington Park East Condominium is established and continued, including:

(1) The Declaration, which sets forth the nature of the property rights in the condominium and the covenants running with the land which govern these rights. All other condominium documents shall be subject to the provisions of the Declaration.

(2) The By-Laws, a copy of which is hereto attached and made a part hereof as Exhibit "D".

K. "Declaration" means this Declaration establishing Washington Park East Horizontal Property Regime as may hereafter be amended from time to time. "Declaration" shall also mean Master Deed.

L. "Sponsor" means Wesco, Inc. and any corporation, partnership, or person who is an assignee thereof or successor thereto.

M. "Insurance Trustee" means the Insurance Trustee referred to in paragraph XVI of the Declaration.

N. "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 units to the exclusion of the other units. Also included as Limited Common Elements are decks and balconies, and porches. "Limited Common Elements" also means Limited Common Area.