

permitted amendments and includes the land, the building, the buildings, all improvements and structures thereon, and all covenants, rights and appurtenances belonging thereto. It also means property.

(j) "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof, who owns one or more units within the Condominium Property in fee simple. Co-owner also means owner. Co-owner also means unit owner.

(k) "Council of Co-Owners" means all the co-owners as defined in Subsection (j) of this Article; but a majority, as defined in Subsection (p) of this Article, shall, except as otherwise provided in this Declaration, constitute a quorum for the adoption of decisions.

(l) "Declaration" means this instrument by which the property is submitted to the provisions of the Horizontal Property Act and such instruments as from time to time amend the same in accordance with said Act and the Bylaws of this condominium regime. Said Declaration shall also mean "Master Deed".

(m) "Developer" means Westminster Company, its assignees, nominees and successors. Developer also means "Declarant".

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

1. The land on which the building or buildings stands.
2. The foundations, main walls, roof, halls, balconies, stairways and entrance and exit or communication ways and lobbies.
3. The flat roofs, yards and gardens, except as otherwise provided and stipulated.
4. The compartments or installations of central services such as power, light, gas, cold and hot water, water tanks and pumps, electricity, conduits for telephone lines, plumbing and similar installation installed for the common use of the owners.
5. The elevators, and elevator shafts, garbage receptacles and, in general, all devices or installations existing for common use.
6. Such easements through the units for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to units, general common elements and limited common elements and easements for access, maintenance, repair, reconstruction