

3. Expenses agreed upon as common expenses by the Association;

4. Expenses declared or found to be common expenses by operation of law, by this Declaration, or by the By-Laws; and

5. Any appropriate expense incurred by the Association.

H. "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.

I. "Council of Co-Owners" means all the Co-Owners or a majority thereof as defined in this Section, shall, except as otherwise provided, constitute a quorum for the adoption of decisions.

J. "General Common Elements or Areas" means and includes:

1. The land on which the building(s) stands;
2. The foundations, main walls, roofs, lobbies, stairways and entrances and exit or communication ways;
3. The basements, 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 installation of central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks and pumps, and the like;
6. In general, all devices or facilities existing for common use; and
7. All other elements of the property rationally of common use or necessary to its existence, upkeep and safety.

K. "Limited Common Elements" means and includes those common elements which are agreed upon by Declarant and/or by all the Co-Owners to be reserved for the use of a certain apartment or, a certain number of apartments, to the exclusion of the other apartments, such as special corridors, stairways, walkways, sanitary services common to the apartments of a particular floor, courtyards (enclosed or open), porches and the like.

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