

Definition of Units, Unit

ARTICLE I. Definitions Section 8.

8. Condominium Unit or Units shall mean and refer to a separate physical part of the Property intended for independent use, consisting of rooms or spaces located in a building together with its appurtenant undivided ownership interest in the common areas and its appurtenant right to exclusive use of the Limited Common Areas associated with such Unit. Mechanical equipment and appurtenances located within anyone Unit or located without said Unit but designated and designed to serve only the Unit, such as appliances, electrical receptacles and outlets, heating apparatus, air conditioning compressors and other air conditioning apparatus, fixtures and the like, shall be considered part of the Unit as shall all decorated interiors, all surfaces or interior structural walls, doors and door frames, the trim, wallpaper, paint, flooring, carpet and tile, and all other inter alia as appropriate. All pipes, wires, conduits, or other public utility lines or installations constituting a part of the Unit and serving only the Unit, and any structural members or any other property of any kind, including fixtures and appliances within any Unit, which are property of any kind, including fixtures and appliances within any Unit, which are removable without jeopardizing the soundness, safety, structure or usefulness of the remainder of the building within which the Unit is situated shall be considered part of the Unit.

ARTICLE IV. Section 2.a.

a. Units. There are separately designated and legally described freehold estates in the Project. Each Unit consists of:

(i) Boundaries shall apply as follows: a. Horizontally of the area within the interior surface of the sheet rock on walls which form the exterior of the building, and the lines as drawn on the map as constituting boundaries between the Unit and common or limited common areas or between the Unit and other Units, and

b. Vertically from the exterior surface of the floor of the Unit up to the interior surface of the ceiling. Mechanical equipment and appurtenances located within anyone Unit or located without said Unit but designated and designed to serve only that Unit, such as appliances, electrical receptacles and outlets, air conditioning and compressors and other air conditioning apparatus, fixtures and the like, shall be considered part of the Unit, as shall all decorated interiors, all surfaces of the interior structural walls, floors and ceilings, windows, and window frames, doors and door frames, and trim consisting of, inter alia and as appropriate, wallpaper, paint, flooring, carpeting and tile. All pipes, wires, conduits, or other public utility lines or installations constituting a part of the Unit and serving only the Unit, and any structural members of any other property of any kind, including fixtures and appliances within any Unit, which are removable without jeopardizing the soundness, safety or usefulness of the remainder of the building within which the Unit is situated shall be considered part of the Unit.