

(j) "Property" means and includes the land, the building, and buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging thereto;

(k) "To record" means to record in accordance with the provisions of Section 60-51 through 60-69 and 60-101 through 60-101, or other applicable recording statutes.

(l) "Unit" shall mean "apartment" and shall also mean and comprise the separate alphabetically and numerically identified Units which are designated in Exhibit "A" in this Master Deed, excluding, however, all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of the perimeter walls and floors, and above the undecorated and/or unfinished inner surfaces of the ceilings of each Unit, and further excluding all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services, including television antenna cables, to the Units and General Common Elements. All of the aforementioned items are included in the definition of General Common Elements. The Unit shall, however, include the interior non-bearing walls and partitions contained in the Unit and the inner decorated and/or finished surfaces of perimeter walls, floors and ceilings, including paint and wallpaper.

Each Unit has a patio and backyard enclosed by a fence for independent use by the co-owner of the Unit. Also, some Units have balconies for independent use by the co-owner of the Unit. Said patios, backyards and balconies are Limited Common Elements for the exclusive use and enjoyment of the co-owners of the Units appurtenant to said Limited Common Elements. The fences are General Common Elements.

A Unit co-owner shall have the right to plant grass and small shrubs in the enclosed backyard appurtenant to his Unit, but shall not have the right to plant trees or shrubs which will grow higher than the fence surrounding the backyard without written permission from the Association. Also, Unit co-owners may not place any objects in the backyard higher than the fence without the written permission of the Association.

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