

(m) "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 By-Laws of this condominium regime. Said Declaration shall also mean and include "Master Deed."

(n) "Developer" means R. Corporation, its assignees, nominees and successors.

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

1. The land whether leased or in fee simple on which the buildings stand.
2. The foundations, main walls, roofs, halls, lobbies, stairways and entrance and exit or communication ways.
3. The basements, flat roofs, yards and gardens, except as otherwise provided and stipulated.
4. The premises for the lodging of janitors or other persons in charge of the property, except as otherwise provided and stipulated.
5. The compartments or installations of central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks and pumps, and the like.
6. The elevators, garbage incinerators and, in general, all devices or installations existing for common use.
7. 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 or replacement of structural members, equipment, installations and appurtenances, and for all other services necessary or convenient to the existence, maintenance, safety and use of the property, whether or not such easements are erected during construction of the condominium property or during re-construction of all or any part thereof, except such easements as may be defined as "Limited Common Elements."
8. All other elements of the property rationally of common use or necessary to its existence, upkeep and safety.

(p) "Institutional Mortgagee" means banks, savings and loan associations, insurance companies, FHA approved mortgage lenders and bankers, and real estate investment trusts.

(q) "Limited Common Elements" means and includes those common elements which are agreed upon by all the co-owners to be reserved for the use of a certain number of units to the exclusion of other units, such as special corridors, stairways,