

(p) Unit shall mean "apartment" and shall also mean and comprise the separate numerically identified Units which are designated in Exhibit "B" 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 wall-paper.

Certain Units have a patio for independent use by the owner of the Unit. Said patios are Limited Common Elements for the exclusive use and enjoyment of owners of the Units appurtenant to said Limited Common Elements.

The legal description of each Unit shall consist of the identifying number of such Unit as shown in Exhibit "B". Every deed, lease, mortgage or other instrument may legally describe a Unit by its identifying number as shown in Exhibit "B" followed by the words: " in Charter Oaks Horizontal Property Regime".

IV.

OWNERSHIP OF UNITS AND APPURTENANT INTEREST
IN GENERAL COMMON ELEMENTS AND LIMITED
COMMON ELEMENTS

Each Unit shall be conveyed and treated as an individual property capable of independent use and fee simple ownership, and the

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