

Declaration. Each unit shall include all of the space within the boundaries thereof. The horizontal boundaries shall be the interior unfinished flooring of the unit and the interior unfinished and/or undecorated surface of the ceiling. The vertical boundaries shall be the inner unfinished surfaces of all interior bearing walls, 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 Common Elements. All of the above mentioned items are included in the definition of 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 wall paper and paint. The ownership of each unit shall include, and there shall pass with each unit as appurtenances thereto whether or not separately described in the conveyance thereof, that percentage of the right, title and interest attributable to such unit in the common elements, as specified in Exhibit E, together with membership and vote in the Association. Every portion of a unit contributing to the support of an abutting unit shall be burdened with an easement of support for the benefit of such abutting unit. Subject to the provisions of Section 6.04, each owner shall be responsible for the maintenance, repair, and replacement, at such owner's expense, of his unit, including all connections of conduits, ducts, plumbing, wiring, and other facilities for utility services contained within the unit, and such maintenance, repair and replacement work shall be done without disturbing the rights of other owners. No owner shall paint or otherwise decorate or change the appearance of any portion of the exterior of a unit unless first approved in writing by the Board of Directors. No owner shall do any work which would jeopardize the soundness or safety of any building or reduce the value thereof or impair any easement or hereditament thereunto pertaining without the unanimous consent of all the other unit owners.