

and facilities, shall for all purposes constitute real property, which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other real property, subject to the provisions of the condominium documents.

- B. Each residence owner shall be entitled to the exclusive ownership and possession of his residence, subject to the provisions of the Act and the condominium documents, and the exclusive use of the electric meter set aside thereto, subject to the provisions of the Act and the Condominium documents.
- C. Each residence shall comprise the separate numerically identified residences which are designated in Exhibit "B" in this Declaration, 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 residence, 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 to the residences, common areas and facilities (general common elements), provided, however, with respect to the walls between the adjacent residences, the vertical boundary line of each residence shall be the center line of such party wall. The windows and doors are part of the unit.
- D. The ownership of each residence shall include, and there shall pass with each residence as appurtenances thereto whether or not separately described, all of the rights, title and interest of a residence owner in the condominium property, which shall include but not be limited to:
1. Common Area and facilities (General Common Elements). A residence owner's undivided percentage interest in the common areas and facilities (General Common Elements).

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