

The legal description of each Unit shall consist of the identifying number of such Unit as shown in Exhibit "A". Every deed, lease, mortgage or other instrument may legally describe a Unit by its identifying number as shown in Exhibit "A" followed by the words: "in Dover Townhouses No. 45 Horizontal Property Regime".

(n) "General Common Elements" and "Limited Common Elements" are further defined to mean and comprise all of the real property, improvements and facilities of the Dover Townhouses No. 45 Horizontal Property Regime other than the Units, as the same are hereinabove defined, and shall include easements through the Units, for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility service, including television antenna cables, to Units and General Common Elements and easements of support in every portion of a Unit which contributes to the support of improvements. The wood deck, storage room, chimney and lawn adjacent to each unit are Limited Common Elements reserved to the use of said Unit.

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 co-owner of the Unit shall own, as an appurtenance to the ownership of each Unit, an undivided interest in the General Common Elements and Limited Common Elements, being that percentage allocated to the respective Unit as set forth in the schedule attached hereto as Exhibit "B" and by reference incorporated herein and made a part hereof as though fully set forth herein. The percentage of undivided interest in the General Common Elements and Limited Common Elements allocated to each Unit shall not be changed except with the unanimous consent of all the co-owners of all the Units and all record owners of mortgages thereon.

V.

RESTRICTIONS AGAINST FURTHER SUBDIVIDING OF UNITS
AND SEPARATE CONVEYANCE OF APPURTENANT GENERAL
COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

No Unit may be divided or subdivided into a smaller unit or smaller units than as shown on Exhibit "A" hereto, nor shall any Unit or portion thereof, be added to or incorporated into any other Unit. The undivided interest in the General Common Elements and Limited Common Elements declared to be an appurtenance to each Unit shall not be conveyed, devised, encumbered or otherwise dealt with separately from said Unit, and the undivided interest in General Common Elements and Limited Common Elements appurtenant to each Unit shall be deemed conveyed, devised, encumbered or

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