

11:2-000

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, Limited Common Area and Facilities. A residence owner's undivided percentage interest in the common area, limited common areas and facilities (General Common Elements and Limited Common Elements).

2. Association membership. Such membership shall include the right to vote on all matters which under the Declaration (Master Deed) and by-laws are required or authorized to be decided by residence owners. The Association shall have one class of voting membership which shall consist of all residence owners including the Declarant. Such residence owners shall be entitled to the percentage stock ownership equal to the percentage share of the common area and facilities (common elements), limited common area (limited common elements) and the right to vote according to said percentage. When more than one person holds such interest in any residence the vote for such residence shall be exercised as they among themselves determine. In no event shall more than the percentage of ownership vote be cast with respect to any residence.

3. The residence owner's undivided percentage interest in the common area, limited common areas and facilities at any particular time shall be the percentage allocated to the respective residences as set forth in the schedule attached hereto as Exhibit "D" and by reference incorporated herein. Said undivided percentage interest could increase (but not decrease) should the condition occur as set out in Appendix One, Paragraph F.

E. Repairs, Maintenance and Improvements. The Association shall provide exterior maintenance upon each residence as follows: stain, (or paint as the case may be) repair, replace and care for roofs, exterior building surfaces, stoops and outside steps, but not including glass surfaces or doors (except for paint to outside of exterior doors). Association shall also provide for maintenance of all conduits, ducts,

0630

4328 RV-2

9.