

unfinished inner surfaces of the perimeter walls and the floors, including attic space, and below the roof and/or roof sheathing, and beneath the undecorated and/or unfinished inner surfaces of all interior load bearing walls and/or partitions. The Residences shall further exclude 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 Residences and to the General Common Elements. All of the aforementioned items excluded from Residences shall be included in the definition of General Common Elements for purposes of this Master Deed. The Residences shall, however, include the interior non-loadbearing walls and partitions contained in the Residences, and the inner decorated and/or finished surfaces of perimeter walls, floors and ceilings, including paint and wall paper. The windows, doors, storm windows, and storm doors, if any, are part of the Residence.

The parking spaces designed for a particular Residence in Exhibit "B", along with air conditioning condensers, patios, balconies, chimneys and decks and/or screen porches which are attached to, attributed to, or designated for use by the owner of a particular Residence shall be considered Limited Common Elements; provided that they shall be possessed, used and enjoyed exclusively by the owner of the appropriate Residence, unless all of the owners of Residences in a given Building shall elect to distribute or allocate the use and enjoyment of such Limited Common Elements in some other manner.

The legal description of each Residence shall consist of the identifying number of such Residence as shown on Exhibit "B". Every deed, lease, mortgage or other instrument may legally describe a Residence by its identifying number as shown on Exhibit "B" followed by the words "in NORTHGATE TRACE HORIZONTAL PROPERTY REGIME".

Section 3.

Common Elements. Ownership of the Common Elements shall be by the owners of all Residences as tenants in common. The percentage of undivided interest of each owner in and to the Common Elements shall be as set forth on Exhibit "D", "E", "F" and "G". Developer's percentage of undivided interest in and to the Common Elements at any particular time shall be the percentage derived by subtracting from "100" percent the total at said time of the percentages of all other Residence owners.

