

II.

DEFINITIONS

For the purposes of this Master Deed the following terms shall have the meanings set forth below:

(A) "Apartment" means a part of the property intended for any type of independent use (whether it be for residential or business) including one or more rooms or enclosed spaces located on one or more floors, or parts thereof, in a building, and with a direct exit to a public street or highway, or to a common area leading to such street or highway, or to a common area leading to such street or highway; apartment also means residence or unit.

(B) "Building" means a structure or structures containing in the aggregate two or more apartments, comprising a part of the property.

(C) "Condominium" means that form of ownership established by the provisions of the Act under which space intended for independent use is owned by various owners in fee simple absolute, and the parts of the property other than such independently owned spaces, are owned by such owners in undivided shares as tenants in common, which undivided shares are appurtenances to the respectively independently owned spaces. "Condominium" shall also mean Horizontal Property Regime. "This condominium" and "Wildaire-Merry Oaks Condominium" each mean all of the property submitted to the condominium form of ownership by the Declaration.

(D) "Common Areas" means all those portions of the property described on Exhibit B (a) not designated for residences or (b) not otherwise designated herein a part of a residence. "Common areas and facilities" or "common area" also means all of the property not to be used for residences and includes but is not limited to all recreational and community facilities which may be included within the property, stairs, steps and landings outside of residence boundaries, the water meters, streets, landscaping, pavements, pipes, wires, conduits and other public utility lines, paved areas, contracts, easements, rights of way and contract rights as may be obtained by the Association (or by the Declarant in connection with this condominium) for services or access, and machinery, equipment and other tangible or intangible personal property which is owned by the Association