

by such owners in undivided shares as tenants in common, which undivided shares are appurtenances to the respective independently owned spaces. "Condominium" shall also mean Horizontal Property Regime. "This condominium" and "Summer Woods Condominium" each means all of the property submitted to the condominium form of ownership by the Declaration.

J. "Condominium documents" means the documents by which the Summer Woods Condominium is established and continued, including:

(1) The Declaration, which sets forth the nature of the property rights in the condominium and the covenants running with the land which govern these rights. All other condominium documents shall be subject to the provisions of the Declaration.

(2) The By-Laws, a copy of which is hereto attached and made a part hereof as Exhibit "D".

K. "Declaration" means this Declaration establishing Summer Woods Horizontal Property Regime as may hereafter be amended from time to time. "Declaration" shall also mean Master Deed.

L. "Sponsor" means American Service Corporation and any corporation, partnership, or person who is an assignee thereof or successor thereto.

M. "Insurance Trustee" means the Insurance Trustee referred to in paragraph XVI of the Declaration.

N. "Limited common elements" means and includes those common elements which are designated on the plot plan and are reserved for the use of a certain number of units to the exclusion of the other units. Also included as Limited Common Elements are decks and balconies, and screened porches.

O. "Majority" or "majority of residence owners or co-owners" means fifty-one (51%) per cent or more of the basic value of the property as a whole in accordance with the percentages established in Exhibit "E", or in similar schedules becoming effective if Phase II or Phase III are developed.

P. "Manager" means the person designated, appointed or elected from time to time as manager of the Association in accordance with the provisions of the Declaration and the By-Laws.

Q. "Person" means an individual, corporation, partnership, association, trustee or other legal entity, or any combination thereof.

R. "Property" means that property submitted to the provisions of the Act by this Declaration, and includes the land, the building, and buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging thereto.

S. "Residence" means a part of the property consisting of a residence unit, as shown by the plans and plats of survey filed by the Sponsor with this Declaration or amendments thereto or as designated a part of a residence by this Declaration or amendments. Residence also means apartment and unit.

T. "Residence Number" means the number designating a residence in the Declaration or any amendment thereto.

U. "Residence Owner" means the person or persons owning a residence in fee simple absolute and an undivided interest in the fee simple estate of the common areas, limited common areas and facilities in the percentage determined pursuant to this Declaration. Residence owner also means co-owner or owner.

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