

ARTICLE I. Purpose. Declarant further declares the property (Phase One) to be a regime known and identified as Riverside Condominium Office Park, Horizontal Property Regime (hereinafter referred to as the "Regime" or "Riverside"). The Regime is also known as "Condominium"

ARTICLE II. Property Generally. The property described in Exhibit A hereto attached and made a part hereof owned by Westminster Company (the "Developer" or the "Declarant") constitutes the property being hereby subjected to the Act. By appropriate amendment the property subject to this declaration may be expanded by acquiring and constructing a maximum of three (3) additional buildings and common elements on property contiguous or near to the property described and shown on Exhibit A attached hereto. The Declarant proposes to develop the property in four (4) phases and when Phase One has been completed it will consist of one (1) detached structure containing six (6) units, and common areas and facilities also known as general common elements. Units in Phase One are set out in a plot plan showing the location of the building which show the dimensions, area and location of each unit and the dimensions, area and location of common elements affording access to each unit, being identified in Exhibit "S" which is attached hereto and made a part hereof by reference.

ARTICLE III. Definitions. For the purpose of this Declaration the following terms shall have the meanings set forth below:

(a) "Assessment" means a unit owner's share of the common expenses which from time to time is assessed against a unit owner by the Association in the manner herein provided for the maintenance, repair or management of the property and other costs and expenses which from time to time are assessed against a unit owner in accordance with the terms of the Declaration.

(b) "Association" means the non-profit entity responsible for the management and operation of the condominium regime being Riverside Condominium Office Park Association, Inc.

(c) "Board of Directors" means the group of persons elected, appointed or selected, who are authorized and directed to manage and operate the condominium association as provided by the Horizontal Property Act, this Declaration and the Bylaws.