

E. "Board of Directors" means the Board of Directors of the Association elected or appointed from time to time in the manner provided in the Declaration and the By-Laws. Board of Directors also means Board of Administration or "Board".

F. "By-Laws" means the By-Laws of the Association annexed to the Declaration, as amended from time to time as therein provided.

G. "Common areas" means those portions of the property described on Exhibits "B" and "C" (a) not designated for units or (b) not otherwise designated herein a part of a unit. (c) not designated as a limited common area. "Common areas and facilities" and "common area" also include, but is not limited to, all community facilities which may be included within the condominium, walkways, steps and landings outside of unit boundaries, the water meters, sewer lines serving the condominiums and not maintained by public authorities, streets within the condominium, easements for streets outside the condominium property, landscaping, pavements, pipes, dumpsters, 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 Sponsor 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 and which is necessary or convenient to the existence, maintenance and safety of the condominium. "Common areas" also mean General Common Elements.

H. "Common expense" means (1) expense of administration, maintenance, repairs and replacements of the common areas and facilities, (2) expense of maintenance, repairs and replacement of exterior surfaces or units required to be borne by the Association, (3) expenses determined by the Association to be common expenses and which are lawfully assessed against the unit owners by said Association, (4) expenses declared to be common expenses, by provisions of the Act, this Declaration or the By-Laws, (5) any appropriate expenses incurred by the Association, (6) expenses for water used by the Association, (7) expense of caulking and painting the exterior of window sills and frames, (8) expense of painting the exterior of doors, (9) any assessments for the creation and maintenance of reserves.

I. "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 respective independently owned spaces. "Condominium" shall also mean Horizontal Property Regime. "This condominium" and "Greenland Drive 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 Greenland Drive Condominium is established and continued, including:

(1) The Master Deed or 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 Greenland Drive Horizontal Property Regime as may hereafter be amended from time to time. "Declaration" shall also mean Master Deed.

L. "Sponsor" means M. William Bashor, Jr. and John F. Palmer, their heirs, successors or assigns. Sponsor shall also mean Developer.

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

N. "Limited common areas" means and includes those common areas 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 Areas are attic spaces which are limited common elements to the unit they are directly over. "Limited Common Areas" also means Limited Common Elements.

O. "Majority" or "majority of unit 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

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