

percentages established in Exhibit "E".

P. "Manager" means the persons 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. "Plat" or "Plot Plan" or "Site Plan" shall all mean the same.

S. "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.

T. "Unit" means a part of the property consisting of an apartment unit, or office unit as shown by the plans and plats of survey filed by the Sponsor with this Declaration or as designated a part of a unit by this Declaration. Unit also means apartment.

U. "Unit Number" means the number designating a unit in the Declaration or any amendment thereto.

V. "Unit Owner" means the person or persons owning an apartment unit or office unit 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. Unit owner also means co-owner or owner.

W. Council of Co-Owners (Council) shall constitute all owners and shall also mean Greenland Drive Association of Office Unit Owners, Inc. Council of Co-Owners shall also mean Association.

X. "Unit" shall mean "apartment unit" or "office unit" and shall also mean and comprise the separate numerically identified units which are designated in this Declaration excluding, however, all spaces and improvements lying beneath undecorated and/or unfinished inner surfaces of the perimeter walls and floors, and above the undecorated and/or unfinished inner surfaces on the ceiling of each Unit, and further excluding all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to the units, common areas, limited common areas and facilities, except:

(1) all wallboard, plasterboard, plaster, paneling where originally installed in lieu of wallboard, tiles, and any other materials constituting any part of the unfinished surfaces thereof are part of the unit, and all other portions of the walls, floors, or ceilings are part of the common elements;

(2) if any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture lies partially within and partially outside the designated boundaries of a unit, any portion thereof serving only that unit is a limited common element allocated solely to that unit, and any portion thereof serving more than one unit or any portion of the common elements is a part of the common elements;

(3) subject to the provisions of paragraph (2), all spaces, interior partitions, and other fixtures and improvements within the boundaries of a unit are part of the unit;

(4) any attic space, doorsteps or walkways appurtenant to a unit and all exterior doors and windows or other fixtures designed to serve a single unit, but located outside the unit's boundaries, are limited common elements allocated exclusively to that unit.

V. AMENDMENTS

Condominium documents may be amended as follows:

A. Master Deed or Declaration. Amendments to this Declaration shall be adopted as follows:

(1) The Association may amend this Declaration for any purpose other than in any respect which will affect the rights of any first mortgage holder under any existing mortgage, and related documents which are authorized by this Declaration and the Act, such amendment to be adopted in accordance with the following procedure (or by written amendment signed by all members of the Association, which written amendment shall be in

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