

this Master Deed. The Offices shall, however, include the interior non-loadbearing walls and partitions contained in the Office, and the inner decorated and/or finished surfaces of perimeter walls, floors and ceilings, including paint and wallpaper. The windows and doors are part of the Office.

The air conditioning condensers which are attached to, attributed to, or designated for use by the owner of a particular Office shall be considered Limited Common Elements; provided that they shall be possessed, used and enjoyed exclusively by the owner of the appropriate Office, unless both of the owners of the Offices shall elect to distribute or allocate the use and enjoyment of such Limited Common Elements in some other manner.

The legal description of each Office shall consist of the identifying number of such Office as shown on Exhibit "B." Every deed, lease, mortgage or other instrument may legally describe an Office by its identifying number as shown on Exhibit "B" followed by the words "in Pelham Pointe Professional Park Horizontal Property Regime."

Section 3.

Common Elements. Ownership of the Common Elements shall be by the owners of both Offices as tenants in common. The percentage of undivided interest of each owner in and to the Common Elements shall be as set forth on Exhibit "C." Developers' percentage of undivided interest in and to the Common Elements at any particular time shall be the percentage derived by subtracting from "100" percent the total at said time of the percentages of all other Office owners. The percentages of undivided interests of the owners as defined and determined in accordance with this Master Deed may be altered only by the consent of all such owners expressed in a duly recorded amendment to this Master Deed. The percentage of undivided interest of each owner in the Common Elements is appurtenant to the Office owned by him. No appurtenance may be separated from the Office to which it appertains, and such appurtenance shall be deemed to be conveyed and encumbered or to otherwise pass with the Office whether or not

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