

the General Common Elements, being that percentage allocated to the respective Unit as set forth in the schedule attached hereto as Exhibit "C", and by this reference incorporated herein. The percentage of undivided interest in the General Common Elements allocated to each Unit shall not be changed except with the unanimous consent of all co-owners of all Units and all record owners of mortgages thereon. The owner of an Unit shall own in fee simple all spaces and improvements lying above the undecorated and/or unfinished inner surfaces of the perimeter walls and floors, and below the undecorated and/or unfinished inner surfaces on the ceilings of each Unit. The Unit shall not include the spaces and improvements lying outside or beneath the undecorated and/or unfinished inner surfaces of the perimeter walls and the floors, above the undecorated and/or unfinished inner surfaces of the ceilings, and beneath or behind the undecorated and/or unfinished inner surfaces of all interior load bearing walls and/or partitions. The Units shall further exclude all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services, including television antenna cables, to the Units and to the General Common Elements. All of the aforementioned items excluded from Units shall be included in the definition of General Common Elements for purposes of this Master Deed. The Units shall, however, include the interior non-loadbearing walls and partitions contained in the Unit, 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 Unit provided the Association shall have the sole responsibility for maintaining the outside surfaces of doors which provide access into the Units from the halls.

The covered parking and parking spaces therein, if constructed, shall be built over a portion of the parking spaces shown on Exhibit B and shall be General Common Elements. However, the exclusive rights to utilize the numbered parking spaces therein shall be associated with and appurtenant to the ownership of eight Units, and such exclusive rights shall be deemed to "run with the land" for the benefit of benefit of owners of the designated Units, in perpetuity,