

J. "Condominium documents" means the documents by which the Court Ridge Condominium is established and continued, including:

1. The 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 "C".

K. "Declaration" means this Declaration establishing Court Ridge Horizontal Property Regime as may hereafter be amended from time to time. "Declaration" shall also mean Master Deed.

L. "Declarant" means Court Ridge Inc. and any corporation, partnership or person who is an assignee thereof or successor thereto.

M. "Insurance Trustee" means the Insurance Trustee referred to in paragraph XI or and in Appendix One of the Declaration.

N. "Limited common elements" means and includes those common elements 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 Elements are decks and balconies, and screened porches.

O. "Majority" or "majority of residence owners or co-owners" means fifty-one (51%) percent or more of the basic value of the property as a whole in accordance with the percentages established in Exhibit "D".

P. "Manager" means the person 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. "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.

S. "Residence" means a part of the property consisting of a residence unit, as shown by the plans and plats of survey filed by the Declarant with this Declaration or amendments thereto or as designated a part of a residence by this Declaration or amendments. Residence also means apartment and unit.