

S. "Unit" shall mean the separate numerically identified units which are designated in Exhibit "B" 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 and facilities, except:

1. all wallboard, plasterboard, plaster, paneling, tiles, wallpaper, finished flooring, ceiling grids and light fixtures 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 (1) 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. All exterior doors and windows or other fixtures designated to serve a single unit, but located outside the unit's boundaries, are limited common elements allocated exclusively to that unit.

IV.

DESCRIPTION OF THE CONDOMINIUM

- A. Description of the Land. The land on which the buildings and other improvements are located is in the County of Greenville, State of South Carolina, and is described in Exhibit "A" and constitutes the land being hereby subjected to the Act.
- B. Description of the Buildings and Other Improvements. The Physicians Center Horizontal Property Regime will initially consist of One (1) building containing of three (3) units, two of which are subject to subdivision.