

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 porches. "Limited Common Elements" also means Limited Common Area.

O. "Majority" or "majority of residence owners or co-owners" means fifty-one (51%) per cent 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 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. "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.

T. "Residence number" means the number designating a residence in the Declaration or any amendment thereto.

U. "Residence owner" means the person or persons owning a residence in fee simple absolute and an undivided interest in the fee simple estate of the common areas and facilities in the percentage determined pursuant to this Declaration. Residence owner also means co-owner or owner.

V. Council of Co-Owners (Council) shall constitute all owners and shall also mean Parkview Homeowners Association, Inc.

W. "Unit" shall mean "apartment" or "residence" and shall also mean and comprise the separate numerically identified residences which are designated in this Declaration or Amendments hereto, 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 residences, common areas, limited common areas and facilities, except: