

(1) all wallboard, plasterboard, plaster, paneling where originally installed in lieu of wallboard, tiles, 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 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) any doorsteps, stoops, porches, balconies, patios, and walled-in areas appurtenant to a unit and all exterior doors and windows or other fixtures designed to serve a single unit, but located outside the unit's boundaries, are limited common elements allocated exclusively to that unit.

ARTICLE V  
(Description of Land and Buildings)

The real property or land which is subject to the provisions of this Master Deed is more fully described in Exhibit "A" and depicted on Exhibit "B".

The building and improvements consist of 5 buildings of 8 units each and 2 buildings of 10 units each, resulting in a total of 60 units.

ARTICLE VI  
(Percentage of Ownership)

The value of the property as a whole and the value of each unit to be sold in fee simple has been computed and according to these basic values the percentage interest appertaining to the Unit Owners for all purposes set forth in Exhibit "D".

The values set forth in Exhibit "D" are for the purposes of the Master Deed only and shall not be construed in any way to establish circumstantial value for the units or the property as a whole.

The stated percentage interest is permanent in character and cannot be altered without the unanimous consent of the Unit Owners.

The percentage interest in the Common Elements cannot be separated from the Unit to which it appertains and shall be conveyed or encumbered with the Unit even though such interest is not expressed or described in the deed, mortgage or other instrument.