

ARTICLE III

COMMON ELEMENTS

1. DESCRIPTION. Except as otherwise in this Declaration provided, the Common Elements shall consist of all portions of the Property except the Units. Without limiting the generality of the foregoing the Common Elements shall include the land, outside walks,

driveways and parking areas, landscaping, stairways, entrances and exits, halls, lobby, corridors, laundry, storage areas, roof, structural parts of the Building, component parts of walls, floors and ceilings and pipes, ducts, flues and public utility lines serving the Common Elements or more than one Unit.

2. OWNERSHIP OF COMMON ELEMENTS. Each Unit Owner shall own an undivided interest in the Common Elements as a tenant in common with all the other Unit Owners of the Property, and, except as otherwise limited in the Declaration, shall have the right to use the Common Elements for all purposes incident to the use and occupancy of his Unit as a place of residence and such other incidental uses permitted by this Declaration, which right shall be appurtenant to and run with his Unit. Such right shall extend to each Unit Owner, and the agents, servants, tenants, family members and invitees of each Unit Owner. Each Unit Owner's interest shall be expressed by a percentage amount and, once determined, shall remain constant, and may not be changed without unanimous approval of all Unit Owners, unless hereafter changed by recorded Amendment to this Declaration consented to in writing by all Unit Owners. The Trustee has so determined each Unit's corresponding percentage of ownership in the Common Elements as set forth in Exhibit "B" attached hereto; and each Unit Owner accepts such determination and agrees to accept such further determination as may be made pursuant to Article XX.

ARTICLE IV - See 4th Ammend.

GENERAL PROVISIONS AS TO UNITS AND COMMON ELEMENTS

1. SUBMISSION OF PROPERTY TO PROVISIONS OF ACT. The Property is hereby submitted to the provisions of the Act.

2. NO SEVERANCE OF OWNERSHIP. No Unit Owner shall execute any deed, mortgage, lease or other instrument affecting title to