

204, 205, 206 and 207	AA II
209 and 210	BB II
212, 213, 214 and 215	CC II
217 and 218	DD II

(b) Each apartment has immediate access to the front and rear entries appurtenant to such apartment and walkways connecting to the street entrances and parking areas of the project.

(c) The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, all doors, door frames, window frames and windows, and all fixtures originally installed therein including refrigerator, built-in range-oven, water heater, garbage disposer, dishwasher, washer-dryer and room air conditioner.²

2. Common Elements. One freehold estate is hereby designated in all of the remaining portions and appurtenances of the project, herein called the "common elements", including specifically but not limited to:

(a) Said land in fee simple.

(b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load-bearing walls, chases, entries and roofs of said buildings.

(c) All yards, grounds, landscaping, the swimming pools and related equipment and other recreational facilities, all refuse facilities, mail boxes, patio slabs and rock gardens.

(d) All parking areas, driveways and walkways.

(e) All ducts, electrical equipment, wiring, pipes and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment or any of the common elements for services such as power, light, water, gas, sewer, telephone and radio and television signal distribution.

(f) Any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.