

includes the following improvements and equipment serving the Unit exclusively, whether located inside or outside the Unit, whether or not attached to or contiguous with the Unit: space heaters or furnace, water heaters, air conditioner (and the concrete pad on which the exterior Unit may sit), utility meters, fuse boxes, electrical switches, wiring, pipes, ducts, conduits, smoke detectors, security systems, television antennae, lighting fixtures, telephone and electrical receptacles, and skylights.

2.2.5 Exclusions. Except as specifically included above, each Unit excludes the spaces and improvements lying outside of the vertical and horizontal boundaries. Each Unit also excludes any chute, pipe, flue, duct, wire, or conduit running through a Unit for the purpose of furnishing utility and similar services to other Units and Common Elements or both.

2.2.6 Inconsistency with Plans. If any portion of this Declaration is inconsistent with the Plans, then the Declaration will control.

2.2.7 Representations of Size. The space contained within the Unit's vertical and horizontal boundaries is not related to the size of the Unit's office areas. Similarly, the Units are initially marketed on the basis of a limited number of representational floor plans, each of which is marked with a rounded and estimated size or air-conditioned space, taken from pre-construction architectural drawings. Those marketing sizes bear no relation to the size of the space contained within the Unit's vertical and horizontal boundaries. Declarant disclaims any express or implied warranty regarding the size of the space within a Unit.

2.3 Initial Designations of Limited Common Elements. The following portions of the Common Elements are Limited Common Elements assigned to the Unit as stated:

2.3.1 Shown on Plans. Portions of the Common Elements may be allocated as Limited Common Elements on the Plans, attached hereto as **Exhibit "B"**, by use of cross hatching and the label "Limited Common Elements" and the identifying number of the Unit to which the Limited Common Element is appurtenant, or by use of a comparable method of designation.

2.3.2 Appurtenant Areas. Only to the extent they are not part of the Unit, the front porches, patios, if any, decks, if any, and fenced yards, if any, which are obviously intended for the sole and exclusive use of the Unit to which the area is appurtenant are deemed Limited Common Elements, whether or not the area is so designated on Plans. If the boundaries of any patio, deck, or fenced yard change, with the Board's approval, the altered boundaries of the patio, deck or fenced yard are the boundaries of the Limited Common Element.

2.3.3 Parking Spaces. None of the parking spaces are specifically reserved for, or allocated to, any particular Unit. Parking spaces depicted on the Plans are general Common Elements. Unit Owners may not designate, reserve, or mark by any means parking for their particular Unit.

2.4 Subsequent Allocation of Limited Common Elements. A Common Element not allocated by this Declaration as a Limited Common Element may be so allocated only pursuant to the provisions of this Article. Declarant reserves the right to create, by Amendment, Units and