

This is an excerpt from the Lehigh Riverport Condominium Association DECLARATION OF CONDOMINIUM for a convenient reference of condominium unit boundaries to assist in determining financial and insurance responsibilities. Please read it carefully.

serving exclusively the Residential Units in the Condominium, together with the community room, lobby, and vestibule and all other areas and improvements which may be indicated on the Plats and Plans as "Residential Common Elements"

(x) "Residential Common Element Expenses" means expenditures made or liabilities incurred by or on behalf of the Association, together with any allocations to reserves, related exclusively to the Residential Common Elements.

(y) "Rules and Regulations" means such rules and regulations as are promulgated by the Executive Board from time to time with respect to various details regarding the use of all or any portion of the Property, and either supplementing or elaborating upon the provisions in the Declaration or by the Bylaws.

(z) "Second Election Meeting" means that special meeting of the Association, held for the purpose of electing three (3) members to the Executive Board to replace the first three (3) members of the Executive Board, and which is required to be held not later than the termination of the period of Declarant control, which is the earlier to occur of: (i) 180 days after the conveyance of seventy-five percent (75%) of the Units to Unit Owners other than Declarant; or (ii) five (5) years after the date of the first conveyance of a Unit to a person other than Declarant.

(aa) "Special Assessment" means a Unit's individual shares of any assessment made by the Executive Board in addition to the Annual Assessment.

(bb) "Unit Owner" shall mean those persons described in Section 3103 of the Act.

2.3 *Provisions of the Act.* The provisions of the Act shall apply to and govern the operation and governance of the Condominium, except to the extent that contrary provisions not prohibited by the Act are contained in one or more of the Condominium Documents.

ARTICLE III UNIT BOUNDARIES

3.1 *Plats and Plans.* The Plats and Plans show the location and dimensions of the land and improvements comprising the Property, and the location of the Units and certain of the Common Elements and Limited Common Elements.

3.2 *Unit Area and Unit Title Lines.* The area and title lines of each Unit are situated as shown on the Plats and Plans, and are defined as follows:

(a) Residential Units and Storage Area Units. The area and title lines of each Residential Unit and Storage Area Unit are situated as shown on the Plats and Plans. The title lines of each Unit are formed by the following planes.

(1) The unfinished exterior surface of all exterior doors leading from the Unit to a Common Element area. The finished exterior surface shall be a

Common Element.

(2) The Unit-side surface of all door frames in which the exterior doors are set. The finished exterior surface and door frame structure shall be Common Elements.

(3) The unfinished exterior surface of the sashes of windows which are set in the exterior walls or Perimeter Walls of the Unit, the exterior surface of the panes of such windows (including the thickness of the glass or other material of the window) and the Unit-side surface of the frames and sills for such windows.

(4) The Unit-side surface of the concrete floor of the Unit.

(5) The Unit-side (lower) surface of the ceiling of the Unit.

(6) The finished Unit-side surface of Perimeter Walls and Party Walls (including the finished, Unit-side surface of the Walls but excluding all other parts of the Walls).

(7) The Unit-side surface of the furring, as extended, around columns and "stacks" containing pipes, ducts, wires, conduits, chutes, mechanical chases, structural elements and flues that are either Common Elements or Limited Common Elements.

(b) Commercial Units. The area and title lines of each Commercial Unit are situated as shown on the Plats and Plans. Each Commercial Unit consists of the volume of space within the following boundaries:

(1) The finished surface of all walls separating the Unit from:

(a) the exterior wall construction of the Building;

(b) Any adjoining Unit; and

(c) Any adjoining part of the Common Elements or Limited Common Elements;

(2) The top of the concrete sub-floor below;

(3) The lower surface of the ceiling above the Unit;

(4) The inside surface of all doors, doorways, doorbucks and hinges;

(5) The exterior glass surface of all windows, window frames and assemblies, together with all walls, partitions, doors and dividers wholly within such boundaries

(but excluding any pipes, ducts, wires, cables, stairwells or conduits used by or servicing more than one Unit, or other Common Elements or Limited Common Elements passing through such Unit.

(c) Parking Unit. The area and title lines of the Parking Unit are situated as shown on the Plats and Plans. The title lines of the Parking Unit are formed by the following planes:

(1) The finished surface of all walls separating the Unit from:

(a) The exterior wall construction of the Building;

(b) Any adjoining Unit; and

(c) Any adjoining part of the Common Elements or Limited Common Elements;

(2) The horizontal plane which is thirty-six (36") inches below the concrete floor of the ground (first) floor;

(3) The lower surface of the roof trusses of the Unit;

(4) The inside surface of all doors, doorways, doorbucks, hinges, and the inside glass surface of all windows, window frames and assemblies together with all walls, partitions, doors, dividers, vehicular ramps and stairways wholly within such boundaries (but excluding any pipes, ducts, wires, cables, stairwells or conduits used by or servicing more than one Unit or other Common Elements or Limited Common Elements passing through such Unit).

***** (d) Provisions Applicable to All Units. Each Unit consists of all portions of the Building within the aforesaid title lines, except the air displaced by: (i) structural members and bearing columns within or passing through such Unit which are deemed to be Common Elements; and (ii) other Common Elements within such Unit, including, without limitation, chutes, flues, ducts, wires, conduits and pipe runs which serve more than one Unit. With respect to such chutes, flues, ducts, wires, conduits and pipe runs, the provisions of Section 3202(2) of the Act shall apply. There is included within a Unit (by way of illustration and not limitation):

(1) The air space enclosed within such title lines.

(2) All partitions which are wholly contained within such title lines, including (but not limited to) all doors, door frames, hardware, electrical outlets and wiring, telephone outlets and conduits, and other equipment and devices in such partitions serving only such Unit.