

DECLARATION FOR
ASPEN MILL PROFESSIONAL CONDOMINIUMS

THIS DECLARATION, Made this 15th day of APRIL, 1983, by WARREN LAND CO., INC., a body corporate of the State of Maryland, hereinafter called the Declarant.

WHEREAS, the Declarant is the owner in fee simple of all that property described in Exhibit "A" attached hereto and made a part hereof.

AND WHEREAS, said Declarant desires to submit the whole of said land, together with the building erected thereon and all rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging, or in any way appertaining, to a Condominium Regime established by the Condominium Act, §11-101, et seq. of the Real Property Article of the Annotated Code of Maryland, 1974 Edition, as amended, and hereby establishes for the Property described in Exhibit "A" a Condominium Regime and desires to sell and convey the same subject to the covenants, uses, limitations, easements and liens as hereinafter more particularly set out all being for the benefit of the property and subsequent owners;

NOW THEREFORE, the Declarant for itself, its successors and assigns, hereby declares as follows:

ARTICLE I

Section 1. Creation of the Condominium Regime.

(a) The Declarant submits the property described in Exhibit "A" and the improvements heretofore or hereafter constructed thereon, hereinafter described as shown on the set of Plats, Sheets 1 through 2, inclusive, recorded simultaneously herewith entitled "Exhibit to the Declaration of Aspen Mill Professional Condominiums" provided for by the "Condominium Act" and establishes a Condominium Regime as therein provided containing one building having a total of 17 units and common elements.

(b) Said land as improved by the building and improvements constructed thereon is more fully described in plats recorded among the Land Records of Baltimore County simultaneously herewith consisting of 2 sheets designated as "Exhibit to the Declaration for Aspen Mill Professional Condominiums."

Section 2. Definitions.

(a) "Council of Unit Owners" means the Aspen Mill Professional Condominiums, Inc. formed for the purpose of governing affairs of the Condominium and generally exercising the powers, rights, and duties and privileges of the Council Unit Owners described in Section 11-109 of the Maryland Horizontal Property Act, and sometimes being referred to as the "Association".

(b) "Mortgagee" means the holder of any recorded mortgage or the beneficiary of any recorded deed of trust.

(c) "Condominium" means the land described in Exhibit "A" and the improvements constructed all of which are subject to this Declaration.

(d) "Unit" means a three dimensional area, and all pertinances thereto as set out on the Condominium Plat and includes all improvements contained within that area except those excluded in the Declaration.

(e) "Common Elements" means both General Common Elements and limited common elements, as more particularly described herein and should include all the Condominium except the Condominium Units.

(f) "Unit Owner" means the record owner whether one or more persons or entities in title to any unit including contract sellers, but, excluding those holding title merely as security for the performance of an obligation.

(g) "Developer" means the Declarant who joins in this Declaration to submit the land described in Exhibit "A" to the Condominium Regime for the purposes of complying with Title 11, of the Real Property Article of the Annotated Code of Maryland, 1974, as amended.

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
APPROVED SIGNATURE
DATE 4/19/83 Sec. 11-58 - Dec.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
KAP 4/19/83
CLERK DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE KAP DATE 4/19/83
Rev. 4/15/83

(h) "Condominium Act" means Title 11, §11-101 through and including §11-143 of the Real Property Article, Annotated Code of Maryland, and shall include any revisions thereof and amendments, and supplements thereto which are enacted subsequent to the date of the Declaration and which are not inconsistent with the provisions hereof.

Section 3. Other Definitions.

(a) Unless it is plainly evident from the context that a different meaning is intended, all other terms herein shall have the same meaning as they are defined to have in the By-Laws of the Council of Unit Owners or in Title 11, §11-101, et seq., Real Property Article, Annotated Code of Maryland.

ARTICLE II

Section 1. Name.

(a) This Condominium shall be known as Aspen Mill Professional Condominiums.

ARTICLE III

Section 1. Description of the Condominium Units.

(a) The general description and number of each condominium unit in the condominium, including its perimeters, approximate dimensions, floor area, identifying number or letter, location and such other data as may be sufficient to identify it with reasonable certainty, are set forth on the Condominium Plat.

(b) The lower boundary of any condominium unit in the project is a horizontal plane (or planes), the elevation of which coincides with the elevation of the top of the structural floor slab extended to intersect the lateral or perimetrical boundaries of such condominium unit.

(c) The upper boundary of any such condominium unit in the project is a horizontal plane (or planes), the elevation of which coincides with the elevation of the unexposed surface of the drop ceiling, to include such drop ceiling thereof, extended to intersect the lateral or perimetrical boundaries of such condominium unit.

(d) The lateral or perimetrical boundaries of any such condominium unit in the project are vertical planes which coincide with the unexposed surface of the perimeter drywall or plaster (to include the drywalls and the finish thereon, plenums, windows and doors), extended to intersect the upper and lower boundaries of such condominium unit and to intersect the other lateral or perimeter boundaries thereof.

(e) The entrance door(s) and windows to each unit, equipment and appurtenances located within any unit and designed to serve only that unit, such as furnaces, and air-conditioning equipment, and thermostats controlling same, mechanical equipment, appliances, range hoods, non-bearing partition walls, flooring material, outlets, electrical receptacle and outlets, fixtures, cabinets and the like, shall be considered a part of the condominium unit and not a part of the common elements.

Section 2. Easements for Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines and Other Common Elements Located Inside of Units.

(a) Each Unit Owner shall have an easement in common with the owners of all other units to use all pipes, wires, ducts, cables, conduits, public utility lines and other common elements located in any of the other units or in, upon, or under any exclusive use easement in favor of the owner of all other units to use the pipes, ducts, cables, wires, conduits, public utility lines and other common elements serving such other units and located in such unit or its appurtenant exclusive use easements.

ARTICLE IV

Section 1. Limited Common Elements.

(a) The limited common elements of the condominium are those common elements designated as such on the Condominium Plat and such other common elements are agreed upon by all of the Unit Owners to be reserved for the exclusive use of one or more,

but less than all of the Unit Owners. Any area designated on the Condominium Plat as a limited common element, is reserved for the exclusive use of the owner or owners of the condominium or units to which it is adjacent or to which it is declared to be appurtenant by appropriate designation on the Condominium Plat, or otherwise declared or agreed.

Section 2. Description of Common Elements.

(a) All areas and facilities which are not part of a condominium unit or a limited common element comprise the General Common Elements as shown on the Plats aforesaid, including all streets, curbs, sidewalks, main and front entrance walks, recreational areas, parking areas, lawn areas, trees, shrubbery, conduits, sewers, water mains, storm drain and other lines, and all other devices rationally of common use and necessary in the upkeep, use and safety of the buildings.

(b) The foundations, bearing walls and perimeter walls (including any windows and doors therein), all structural columns, girders, beams and supports and the roof of the building, except for those windows and entrance doors which are part of the condominium units which will remain part of said units.

(c) All halls, lobbies, stairways, entrances, exits, communication ways, elevators and elevator shafts.

(d) All landscaped areas, driveways, walkways and parking areas.

(e) All rooms and facilities used by janitors or other persons in charge of the maintenance, cleaning and repair of the Common Elements of the Condominium Regime.

(f) All compartments, equipment or installations of central services such as trash collection, power, light, gas, hot and cold water, refrigeration and air conditioning, pumps, meters, and the like, including but in no way limited to, all pipes, ducts, flues, chutes, conduits, cables, wires and other utility lines, excluding only the heating units and thermostats located within each condominium unit and those pipes, ducts and utility lines located within and exclusively serving each condominium unit.

(g) All other devices or installations rationally for the common use of the owners of condominium units and necessary to the existence, upkeep and safety of the Condominium Regime.

(h) Space between the drop ceiling in each unit and the top of the structural floor slab shall be part of the common element.

Section 3. Use.

(a) The common elements shall be exclusively owned in common by all of the Unit Owners. The common elements shall remain undivided and no Unit Owner shall bring any action for partition or division of the whole or any part thereof except as otherwise provided by the Condominium Act.

Section 4. Easements.

(a) All common elements in Aspen Mill Professional Condominiums are subject to the perpetual easements for the use in common thereof for ingress, egress and utilities. This provision and covenant shall run with the land and the benefits and burdens thereof, shall inure to the benefit of and be binding upon the Declarant, its successors and assigns and the Unit Owners, their heirs, successors, personal representatives, and assigns.

Section 5. Costs.

(a) The cost of maintaining, repairing, and replacing the common elements shall be borne by the Council of Unit Owners as an item of Common Expense.

Section 6. Contributions.

(a) Each Unit Owner in proportion to his Percentage Interest as described in Exhibit "B" shall contribute toward payment of the Common Expenses, and no Unit Owner shall be exempt from contributing toward said Common Expenses either by waiver

of the use or enjoyment of the common elements, or any of them, or by the abandonment of his unit. The Contribution of each Unit Owner toward Common Expenses shall be determined, levied and assessed as a lien, all in the manner set forth in the By-Laws which are being recorded among the Land Records of Baltimore County simultaneously herewith (hereinafter called the "By-Laws").

ARTICLE V

Section 1. Use.

(a) The building and each of the units are intended and restricted as to use, and shall be used only, for purposes which are consistent with and appropriate to the design of the building and for which adequate elevator, stair, ventilation, plumbing and similar facilities exist. The units shall be used for professional offices only unless otherwise approved by a two-thirds (2/3) vote of the Council of Unit Owners. The use of said units is further subject to those restrictions set out in the By-Laws in addition to and without limitation of the foregoing.

(b) No unit shall be used for the purpose of operating therein a public restaurant, bar or cabaret, or otherwise for the sale to the public for consumption on the premises of food or drink, except as the Board of Directors shall approve.

(c) No owner of a unit shall do, or suffer or permit to be done, anything in any unit which would impair the soundness or safety of the property, or which would increase the rate or result in the cancellation of insurance applicable to the property, or which would be noxious or offensive or an interference with the peaceful possession and proper use of other units, or which would require any alteration of or addition to any of the common elements to be in compliance with any applicable law or regulation, or which would otherwise be in violation of law.

(d) No owner of a unit shall, without the written approval and consent of the Board of Directors, place or suffer to be placed or maintained (i) on any exterior door, wall or window of the unit, or upon any door, wall or window of the common elements any sign, awning or canopy, or advertising matter or other thing of any kind, or (ii) any decoration, lettering or advertising matter on the glass of any window or door of the unit or (iii) any advertising matter within the unit which shall be visible from the exterior thereof; provided, that the Board of Directors shall establish reasonable and uniform regulations permitting the placement and maintenance by each owner of identifying signs and insignia of such sizes and materials and in such locations as shall be architecturally suitable and appropriate to the design and function of the property.

ARTICLE VI

Section 1. Percentage Interests.

(a) the Percentage Interest for each Unit is shown on Exhibit "B" attached hereto. The percentage interest appurtenant to a unit represents the Unit Owner's percentage interest in the common expenses and common profits of the Condominium Regime, and his or her undivided share in the Common Elements of the Condominium Regime. The Percentage Interests may be changed only in accordance with §11-107 of the Real Property Article of the Annotated Code of Maryland, 1974 Edition, as amended.

ARTICLE VII

Section 1. Encroachments.

(a) If any common element, or any part thereof, now or at any time hereafter encroaches upon any unit, or any unit encroaches upon any common element, whether such encroachment is attributable to construction, settlement, or shifting of the building, or any other reason whatsoever beyond the control of the Board of Directors referred to in the By-Laws, and any Unit Owner, there shall forthwith arise, without the necessity of any further or additional act or instrument, a good and valid easement for the maintenance of such encroachment, either for the benefit of the Board of Directors or for the Unit Owner, their respective heirs, personal representatives, successors or assigns, to provide for the encroachment and non-disturbance of the common element, or the unit, as the case may be. Such easement shall remain in full force and effect so long as the encroachment shall continue.

Section 2. Conveyances.

(a) The conveyance or other disposition of a unit shall be deemed to include and convey, or be subject to, any easement arising under the provisions of this paragraph without specific or particular reference to such easement.

Section 3. Easements.

(a) Declarant, for itself, its successors and assigns, hereby declares that every Unit Owner shall have a perpetual easement in, upon, through, and over the land shown on the Plat attached hereto, to keep, maintain, use, operate, repair and replace the unit in its original position and in every subsequent position in which it changes by reason of the gradual forces of nature and the elements.

(b) Declarant hereby reserves unto itself, its successors and assigns an easement in, upon, through, and over the General Common Elements for as long as the said Declarant, its successors and assigns, shall be engaged in the construction, development and sale of Units, which easement shall be for the purpose of construction, installation, maintenance and repair of existing buildings and appurtenances thereto, for ingress and egress to all Units and all General Common Elements, and for use of all roadways, parking lots, existing and future model units for sales promotion and exhibition. In addition, Declarant hereby reserves the irrevocable right to enter into, upon, over, or under any unit for a period of two (2) years after giving reasonable notice according to §11-125 of the Condominium Act and after the date of delivery of the unit deed for such purposes as may be reasonably necessary for the Declarant or its agents to complete the Condominium Regime or service any unit thereof.

(c) Declarant reserves unto itself, its successors, assigns, and agents, an easement in, upon, through, and over the lands comprising the General Common Elements for the purpose of installation, maintenance, repair and replacement of all sewer, water, power and telephone, pipes, lines, mains, conduits, poles, transformers and any and all other equipment or machinery necessary or incidental to the proper functioning of any utility system serving the Condominium Regime.

(d) Each Unit Owner shall have a perpetual easement for the continuance of any encroachment by his or her unit on any adjoining unit or on any general or limited common element now existing as a result of construction of the building or which may come into existence hereafter as a result of the reconstruction of the building or a unit after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the building stands.

ARTICLE VIII

Section 1. Rules and Regulations.

(a) All present and future owners, tenants and occupants of units shall be subject to, and shall comply with the provisions of the Condominium Act, of the Declaration and any Amendments hereto, the By-Laws, and the Rules and Regulations as provided for in the By-Laws, as they may be amended from time to time. The acceptance of a deed, or conveyance, or the entering into occupancy of any unit shall constitute an agreement that the provisions of this Declaration and any Amendments hereto, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such Owner, tenant, or occupant; and all of such provisions shall be deemed and taken to be covenants running with the land, and shall bind any person having at any time any interest or estate in such unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease thereof.

ARTICLE IX

Section 1. Membership in Council of Unit Owners.

(a) Each Owner of a Unit shall automatically, upon becoming the Owner of a Unit or Units, be a member of the Council of Unit Owners for this Condominium Regime, hereinafter referred to as the "Council" and shall remain a member of said Council until such time as the ownership ceases for any reason, at which time the membership in said Council shall automatically cease.

(b) The number of votes appurtenant to each unit, for purposes of the administration of the Condominium Regime is set forth on Schedule B attached hereto.

ARTICLE X

Section 1. Termination.

(a) Each Unit Owner of Aspen Mill Professional Condominiums covenants and agrees that abandonment or termination of the Condominium Regime shall be in accordance with §11-123 of the Real Property Article of the Annotated Code of Maryland, 1974 Edition, as amended. Any such termination agreement to be effective must be recorded among the Land Records of Baltimore County.

Section 2. Amendment.

Except as may otherwise be provided by the Condominium Act, this Declaration may be amended in the following manner:

(a) For so long as Declarant shall own all of the Units, Declarant shall have the sole right to amend this Declaration (including any amendments altering the percentage of ownership in common elements) which amendment need only be signed and acknowledged by the Declarant and recorded among the Land Records of Baltimore County. Such amendment shall specifically refer to the recording date identifying this Declaration; however, if a Unit is sold but title not yet transferred, Seller must give Buyer all amendments and rights according to §11-126 of the Condominium Act.

(b) An amendment or amendments to this Declaration may be proposed by the Board of Directors, acting upon a vote of the majority of the Board of Directors, or by the Unit Owners holding a majority of votes of the Units in the Council of Unit Owners or by instrument in writing signed by them. Upon any amendment or amendments to this Declaration being proposed by said Board of Directors or any Unit Owner, such proposed amendment or amendments shall be transmitted to the President of the Council, or other officer of the Council in the absence of the President, who shall thereupon call a special meeting of the Council of Unit Owners for a date not sooner than twenty (20) days nor later than sixty (60) days from receipt by him/her of the proposed amendment or amendments; notice of such special meeting, stating the time and place thereof, and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed not less than fifteen (15) days, nor more than forty-five (45) days before the date set for such special meeting. If mailed, such notice shall be deemed to be properly given when deposited into the United States mail addressed to the Unit Owner at his or her post office address as it appears on the books of the Council, the postage thereon prepaid. Any Unit Owner may, by written waiver of notice signed by such Unit Owner, waive such notice and such waiver, when filed in the records of the meeting, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting the amendment or amendments proposed must be approved by an affirmative vote of all Unit Owners of the Regime as then constituted and all mortgagees then holding mortgages on Units in order for such amendment or amendments to become effective. Thereupon such amendment or amendments of this Declaration shall be transcribed and certified by the President and Secretary for the Council as having been duly adopted, and the original or an executed copy of such amendment or amendments so certified and executed with the same formalities as a deed shall be recorded in the Land Records of Baltimore County, Maryland, such amendment or amendments to specifically refer to the recording data identifying the Declaration. Thereafter, a copy of said amendment or amendments in the form in which the same were placed of record by the officers of the Council shall be delivered to all of the Unit Owners and mailed to the mortgagees listed in the Registry to be maintained by Article XVII, §1, of the By-Laws, but delivery and mailing of a copy

thereof shall not be a condition precedent to the effectiveness of such amendment or amendments. At any meeting held to consider such amendment or amendments, the written vote of any Unit Owner shall be recognized if such Unit Owner is not in attendance at such meeting, or represented thereafter by written proxy, provided such written vote is delivered to the Secretary of the Council at or prior to the meeting.

(c) Anything in subparagraph (b) to the contrary notwithstanding, no amendments to this Declaration shall alter or amend any rights granted to Declarant under the provisions of subparagraph (a) above unless the Declarant shall consent in writing to such amendment.

(d) Any amendment must be approved by Baltimore County for County requirements prior to recording.

ARTICLE XI

Section 1. Invalidity.

(a) The invalidity of any provisions of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration, and in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

Section 2. Waiver.

(a) No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 3. Compliance.

(a) This Declaration is set forth in compliance with the requirements of Title 11 of the Real Property Article of the Annotated Code of Maryland, 1974 Edition as amended. In the event of any conflict between said Condominium Act and this Declaration, the provisions of the Condominium Act shall control.

Section 4. Captions.

(a) The captions and Table of Contents contained in this Declaration are not part of this Declaration, and are not intended in any way to limit or enlarge the terms and provisions of this Declaration.

Section 5. Gender, Etc.

(a) Whenever in this Declaration the context so requires, the singular number shall include the plural and the converse, and the use of any gender shall be deemed to include all genders.

ARTICLE XII

Section 1. Consents.

Any other provision of the By-Laws or of the Declaration to the contrary notwithstanding, neither the Unit Owners, the Board of Directors nor the Council of Unit Owners shall take any of the following actions without the prior written consent and approval of the holders of all first mortgages of record on the Condominium Units.

(a) Modify or amend any material provision of the Declaration, including, but without limitation, any amendment which would change the Percentage Interests of the Unit Owners in the common elements of the condominium, the Percentage Interests of the Unit Owners in the common expenses and common profits of the condominium or the voting rights of the Unit Owners.

Section 2. Casualty Losses.

(a) In the event of damage or destruction of any condominium or any part of the common elements of the condominium, the Board of Directors of the Council of

REVIEWED FOR BALTIMORE COUNTY
REQUIREMENTS

Walter F. ...
ASSISTANT COUNTY SOLICITOR

Unit Owners shall give prompt written notice of such damage or destruction to the holders of all first mortgages of record on the Condominium Units. No provision of the Declaration or the By-Laws shall entitle any Unit Owner to any priority over the holder of any first mortgage of record on the Condominium Unit with respect to the distribution to such Unit Owner of any insurance proceeds, except as provided in the Act.

Section 3. Condemnation or Eminent Domain.

(a) In the event any Condominium Unit or any part of the common elements of the condominium is made the subject matter of a condemnation or eminent domain proceeding, or is otherwise sought to be acquired by any condemning authority, then the Board of Directors of the Council of Unit Owners shall give prompt written notice of any such proceeding or proposed acquisition to the holders of all first mortgages of record on the Condominium Units. No provision of the Declaration or the By-Laws shall entitle any Unit Owner to any priority over the holder of any first mortgage of record on the Condominium Unit with respect to the distribution to such Unit Owner of the proceeds of any condemnation award or settlement, except as provided in the Act.

WITNESS the signature of the President as of the date first herein written.

WARREN LAND CO., INC.

WITNESS:

By: George F. Strutt
George F. Strutt, President

STATE OF MARYLAND
COUNTY OF BALTIMORE

I HEREBY CERTIFY that on this 15th day of APRIL, 1983, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared George F. Strutt, who is personally well known to me to be the President of Warren Land Co., Inc., and that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal the day and year first above written.



Barbara F. Lyle
Notary Public

The undersigned, a member in good standing of the Bar of the Court of Appeals of Maryland, hereby certifies that the within instrument was prepared by him or under his supervision.

George F. Strutt

We HEREBY AFFIRM under the penalty of perjury that the notice requirements of 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

By: George F. Strutt
George F. Strutt

EXHIBIT "A"

BEGINNING for the same at a point on the northwest side of Scott Adam Road, 60 feet wide, at the beginning of the 16th line of the parcel of land described in a Deed dated June 27, 1980, and recorded or intended to be recorded in the Land Records of Baltimore County from Scottish Development Corporation to Aspen Mill Limited Partnership, thence leaving said road and binding on the 16th, 17th, 18th, and part of the 19th lines of the above described said parcel of land, the following four courses viz: (1) North 18 degrees 40 minutes 46 seconds West 205.50 feet, (2) North 04 degrees 57 minutes 24 seconds East 26.98 feet, (3) North 85 degrees 02 minutes 36 seconds West 87.06 feet, (4) North 04 degrees 57 minutes 24 seconds East 177.82 feet to the southwest side of Sunnyvale Court, 50 feet wide, thence leaving said 19th line and running and binding on the southwest side of Sunnyvale Court, (5) South 50 degrees 57 minutes 43 seconds East 433.33 feet, (6) South 02 degrees 37 minutes 45 seconds East 13.30 feet to intersect the northwest side of Scott Adam Road, thence with said northwest side of said road, (7) southwesterly by a curve to the right having a radius of 520.00 feet and a length of 237.31 feet, said curve being subtended by a chord bearing South 59 degrees 19 minutes 29 seconds West 235.25 feet to the place of beginning. Containing 1.3836 acres of land, more or less.

BEING the same premises conveyed unto Warren Land Co., Inc. a body corporate of the State of Maryland, by Scottish Development Corporation, a body corporate of the State of Maryland, by Deed dated June 27, 1980, and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 6179, Folio 047.

TOGETHER with an easement for parking as set forth in an Agreement by and between Roland R. MacKenzie and Warren Land Co., Inc. dated November 29, 1982 and recorded among the Land Records of Baltimore County, immediately prior hereto, subject to the terms and provisions more particularly set forth in said Agreement.

EXHIBIT "B"

SCHEDULE OF PERCENTAGE INTEREST IN THE COMMON ELEMENTS
AND COMMON EXPENSES AND COMMON PROFITS OF EACH UNIT

ASPEN MILL PROFESSIONAL CONDOMINIUMS

Each unit shall have the following Percentage Interest in the Common Elements and the Common Expenses and Common Profits.

<u>Unit No.</u>	<u>% Of Ownership Of Common Elements</u>
101-103	8.59
105	4.26
107	2.80
102	4.30
104	4.26
106	4.25
108	4.28
201	4.17
203	4.19
205	4.26
207	4.17
202-204	8.46
206	4.19
208	4.16
301-303-305-307	16.81
302	4.17
304-306-308	12.68
TOTAL	100.00%

This % is also determinative of voting rights and common expenses.

Plat recorded in Plat Book Liber 6513, Folio 395.

C RCF 44.00
 DECLAR 0 #
 DECLAR 0 #
 EHK JR T 44.00
 #47019 0001 R02 T13:02
 04/18/82

105
 P
 Powers Masner
 44.00