

TYPES OF PROPERTY IN
UNIVERSITY PARK PLACE

Within a condominium unit, three types of property exist. Private property consists of the inside of an apartment. Limited Common Elements consist of facilities assigned to an apartment for the exclusive use of the residents. General Common Elements consist of facilities and grounds which are used by all residents. The designation of the three classes of property is contained in the condominium Declaration.

LIMITED COMMON ELEMENTS are reserved for your exclusive use but are subject to the rules and regulations of the Association. The assignment of common elements cannot be changed without the approval of the Board of Managers. These are:

- 1) Assigned covered parking areas.
- 2) Patio or balcony areas immediately adjacent to your apartment.

(Condominium Declaration I, 1.2, (f); II, 2.3)

GENERAL COMMON ELEMENTS are reserved for the use of all members of the Association subject to the rules and regulations of the Association and the Association is responsible for general maintenance of the General Common Elements.

- 1) The yards, gardens and swimming pools.
- 2) Laundry rooms.
- 3) Porches and passageways used for access to apartments.
- 4) General parking areas and waste disposal area.
- 5) Central heating system including connecting, but exclusive of valves associated with thermostats and blower control.
- 6) Hot and cold water system up to the entry of the system into an apartment.
- 7) The general structure, including roofs, stairways, entrances, exits and communication ways.
- 8) TV antenna system, including the outlet in each apartment.

(Condominium Declaration I, 1.2 (e))

PRIVATE PROPERTY included in your apartment that you are exclusively responsible for.

Interior surfaces of the perimeter walls, windows and frames, dorrs and frames, interior construction, partition, appliances, fixtures and improvements which exclusively serve your apartment. This includes:

Interior room walls, floor covering, closets, cabinets, shelving, bathroom and kitchen fixtures, appliances and plumbing associated with such fixtures and appliances inside the unit; individual lighting and electrical fixtures and wiring; air cooling system, excluding central boiler system but, including compressor on the roof, blower in the apartment unit, thermostat in the apartment unit; pipes and valves, electrical wiring and switches connecting compressors, blowers and thermostats, and air ducts.

(Condominium Declaration I, 1.2,(b); III, 3.7)

The only restriction on your use of this property is that you do not encroach on a neighbor.