

(f) **Utility Services, External.** Utility services located without the boundaries of a Unit, including those located below the surface of the Land, that are deemed Common Elements in accordance with Section 2.5 shall not be part of the Unit, notwithstanding their location.

3.4 Identification of Units and Unit Boundaries. A Condominium Unit is a separate Condominium Parcel of real property, the ownership of which may be in fee simple, or any other estate in real property recognized by law.

(a) **Upper and Lower Boundaries of the Unit.** The upper and lower boundaries of the Condominium Unit shall be the following boundaries extended to an intersection with the perimetrical boundaries:

(1) **Upper Boundaries:** the horizontal plane of the bottom of the undecorated finished ceiling.

(2) **Lower Boundaries:** the horizontal plane of the top of the undecorated finished floor.

(b) **Perimetrical Boundaries of the Unit.** The perimetrical boundaries of the Unit shall be the vertical planes of the undecorated finished interior of the walls bounding the Unit extending to intersections with each other and with the upper and lower boundaries. Where there is an aperture in any perimetrical boundary, including, but not limited to, windows and doors, the vertical boundary shall be extended at all such places, at right angles, to the dimension of such aperture, so that the perimetrical boundary at such places shall be coincident with the exterior unfinished surface of such aperture, including the framework thereto. Exterior walls made of glass or glass fired to metal framing, exterior windows and frames, exterior glass sliding doors, frames and casings, shall be included within the Unit and shall not be deemed a Common Element.

3.5 Common Elements. The Common Elements include all the parts of the Condominium not within the Units as defined in Section 3.4.

4. Units.

4.1 Units. The Units in the Condominium are identified and briefly described in **Exhibit "A"** attached hereto and incorporated herein by reference.

4.2 Appurtenances to Each Unit. The owner of each Unit shall (i) own an undivided share of the Common Elements on an equal fractional basis as provided for in **Exhibit "D,"** and (ii) the owner of each Unit shall own a certain interest in the Condominium property which is appurtenant to his Unit, including, but not limited to, the following items: