

(g) Common Elements. "General common elements" means and includes:

- (1) The land including that on which the buildings stand;
- (2) The foundations, main walls, roofs, halls, lobbies, stairways, and entrance and exit or communication ways except as otherwise provided or stipulated;
- (3) The basements, flat roofs, yards and gardens, except as otherwise provided or stipulated;
- (4) The compartments or installations of central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks and pumps, and the like;
- (5) Refuse containers and, in general, all devices or installations existing for common use; and
- (6) All other elements of the property rationally of common use or necessary to its existence, upkeep and safety;

"Limited common elements" means and includes those common elements which are agreed upon by all the co-owners to be reserved for the use of a certain number of units to the exclusion of the other units, such as special corridors, stairways, hallways, entrances, sanitary services common to the units of a particular floor, and the like.

"General Common Elements" and "Limited Common Elements" are further defined to mean and comprise all of the real property, improvements and facilities of Charter Oaks Horizontal Property Regime other than the Units, as the same are hereinabove defined, and shall include easements through the Units, for conduits, pipes, ducts, plumbing, wiring, and other facilities for the furnishing of utility service, including television antenna cables, to Units and General Common Elements and easements of support in every portion of a Unit which contributes to the support of improvements, and shall further include all personal property held and maintained for the joint use and enjoyment of all of the co-owners of all such Units.

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