

(h) "Common Surplus" means the excess of all receipts of the Association, including, but not limited to, assessments, rents, profits and revenues, from whatever source, above the amount of common expenses.

(i) "Condominium Property" means that property submitted or later submitted to the provisions of the Act by this Declaration or by permitted amendments and includes the land, the building, the buildings, all improvements and structures thereon, and all covenants, rights and appurtenances belonging thereto. It also means property.

(j) "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof, who owns one or more units within the Condominium Property in fee simple. Co-owner also means owner. Co-owner also means unit owner.

(k) "Council of Co-Owners" means all the co-owners as defined in Subsection (j) of this Article; but a majority, as defined in Subsection (p) of this Article, shall, except as otherwise provided in this Declaration, constitute a quorum for the adoption of decisions.

(l) "Declaration" means this instrument by which the property is submitted to the provisions of the Horizontal Property Act and such instruments as from time to time amend the same in accordance with said Act and the Bylaws of this condominium regime. Said Declaration shall also mean "Master Deed."

(m) "Developer" means James D. Miller, its assignees, nominees and successors. Developer also means "Declarant."

(n) "General Common Elements" means and includes:

1. The land on which the building or buildings stand.
2. The foundations, main walls, roof, and balconies.
3. The roofs, yards and gardens, except as otherwise provided and stipulated.
4. The compartments or installations of central services such as power, light, cold and hot water, electricity,