

**SECTION 2 DESCRIPTION** FOR PURPOSES OF CLARIFICATION AND AS A SUPPLEMENT TO THE DESCRIPTION OF THE CONDOMINIUM UNITS AS SET FORTH IN THE CONDOMINIUM PLAT, EACH CONDOMINIUM UNIT SHALL BE GENERALLY DESCRIBED AS FOLLOWS:

(a) **LOWER BOUNDARY** THE LOWER BOUNDARY OF EACH CONDOMINIUM UNIT IN THE CONDOMINIUM IS A HORIZONTAL PLANE (OR PLANES), THE ELEVATION OF WHICH COINCIDES WITH THE ELEVATION OF THE UPPER SURFACE OF THE UNFINISHED CONCRETE SUBFLOOR THEREOF (TO INCLUDE ANY CONCRETE "SKIM-COAT" OR "LEVELING COAT", QUARRY TILE, CARPETS, CARPET PADS AND OTHER FINISHED FLOORING MATERIALS WITHIN THE CONDOMINIUM UNIT AND TO EXCLUDE THE CONCRETE SUBFLOOR, UNFINISHED PLYWOOD, REBARS, FOOTINGS AND OTHER COMPONENTS OF THE SUBFLOOR), EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF AS FURTHER DEPICTED ON THE CONDOMINIUM PLAT.

(b) **UPPER BOUNDARY** THE UPPER BOUNDARY OF EACH CONDOMINIUM UNIT IN THE CONDOMINIUM IS A HORIZONTAL PLANE (OR PLANES), THE ELEVATION OF WHICH COINCIDES WITH THE LOWER SURFACE OF THE SECOND FLOOR DECK, AS THE CASE MAY BE (TO INCLUDE, AS THE CIRCUMSTANCES MAY REQUIRE, ANY SUSPENDED ACOUSTICAL TILE CEILING MATERIALS AND THE METAL HANGERS AND CHANNELS FROM WHICH AND IN WHICH THE ACOUSTICAL TILE CEILING IS SUSPENDED AND ANY CEILING DRYWALL WITHIN THE CONDOMINIUM UNIT, AND TO INCLUDE ALL OTHER FINISHED CEILING MATERIALS AND INSULATION WITHIN THE CONDOMINIUM UNIT AND TO EXCLUDE THE CEILING JOIST/BEAM ITSELF, ROOF TRUSSES AND ROOF JOISTS AND THE BEAMS COMPRISING ANY FLOOR DECK, AS APPLICABLE, AND OTHER COMPONENTS OF THE ROOF OR DECK, AS THE CASE MAY BE), EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF AS SUCH UPPER BOUNDARY IS SHOWN ON THE CONDOMINIUM PLAT AS FURTHER DEPICTED ON THE CONDOMINIUM PLAT.

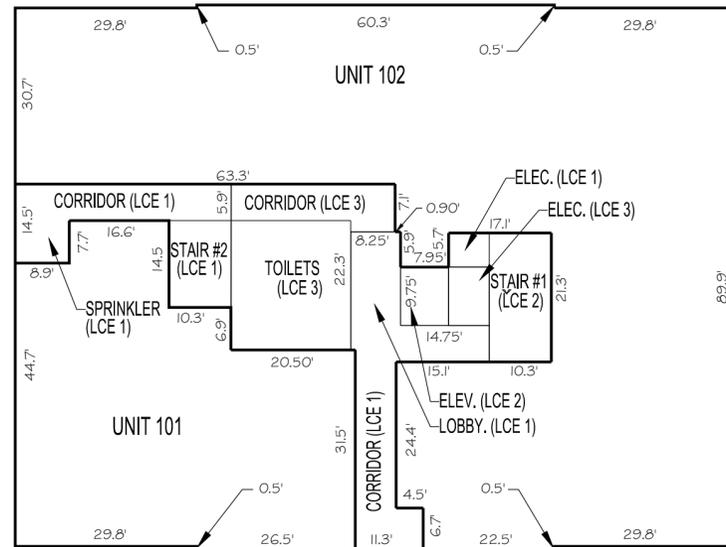
(c) **LATERAL OR PERIMETRICAL BOUNDARIES** THE LATERAL OR PERIMETRICAL BOUNDARIES OF EACH CONDOMINIUM UNIT IN THE CONDOMINIUM WHICH COINCIDE WITH ANY EXTERIOR WALL ARE VERTICAL PLANES COINCIDING WITH THE INSIDE FACE OF THE EXTERIOR SHEATHING (WITH EACH UNIT TO INCLUDE THE PERIMETER DRYWALL OR WALLBOARD, FURRING, OR INSULATION MATERIALS WITHIN THE CONDOMINIUM UNIT OR THE EXTERIOR METAL FRAMING AND INSULATION AND WINDOWS), EXTENDED TO INTERSECT THE UPPER AND LOWER BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF THE CONDOMINIUM UNIT. IN EACH BUILDING, THE LATERAL AND PERIMETRICAL BOUNDARIES OF EACH CONDOMINIUM UNIT IN THE CONDOMINIUM WHICH DO NOT COINCIDE WITH AN EXTERIOR WALL ARE MORE FULLY DEPICTED ON THE CONDOMINIUM PLAT.

(d) **ATTIC SPACE** THE "ATTIC" SPACE ABOVE THE UPPER BOUNDARY OF EACH CONDOMINIUM UNIT ON THE TOP LEVEL OF A BUILDING IN THE CONDOMINIUM BELOW THE ROOF AND WITHIN THE PERPENDICULAR EXTENSIONS OF THE LATERAL OR PERIMETRICAL BOUNDARIES OF THE CONDOMINIUM UNITS ARE LIMITED COMMON ELEMENTS OF THE CONDOMINIUM APPURTENANT TO THE CONDOMINIUM UNITS LOCATED IN THE BUILDING WHERE THE ROOF IS LOCATED.

**SECTION 3. EQUIPMENT:** EQUIPMENT AND APPURTENANCES LOCATED WITHIN ANY CONDOMINIUM UNIT AND DESIGNED OR INSTALLED TO SERVE ONLY THAT UNIT, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, FIREPLACES AND FIREPLACE STRUCTURES AND FLUES, AIR CONDITIONING EQUIPMENT, MECHANICAL EQUIPMENT, SKYLIGHTS, FLASHING, NON-LOAD BEARING PARTITION WALLS (BUT ONLY TO THE EXTENT THEY ARE NON-LOAD BEARING PARTITIONS, INTERIOR STAIRS AND ENTRANCE VESTIBULES DESIGNED OR INSTALLED TO SERVE ONLY THAT UNIT OR DESIGNATED ON THE CONDOMINIUM PLAT TO SERVE ONLY THAT UNIT AND WHICH ARE WHOLLY CONTAINED WITHIN THAT UNIT), INSULATION MATERIALS, RAILINGS, VENTS, LATH, FURRING, STUDS, WALLBOARD, PLASTER OR PLASTERBOARD, PANELING, TILE, WALLPAPER, PAINT, FINISHED FLOORING MATERIALS, CARPETS, OUTLETS, ELECTRICAL RECEPTACLES AND OUTLETS, LIGHTING FIXTURES, PLUMBING FIXTURES AND OTHER PLUMBING APPARATUS, HEAT PUMPS, WATER HEATERS, MECHANICAL EQUIPMENT, CABINETS AND THE LIKE, SHALL BE CONSIDERED A PART OF THE CONDOMINIUM UNIT AND NOT A PART OF THE COMMON ELEMENTS EVEN THOUGH SUCH ITEMS MAY EXTEND BEYOND THE DIMENSIONS OF EACH CONDOMINIUM UNIT. THE STAIRS, STAIRWELLS, EQUIPMENT AND APPURTENANCES LOCATED OUTSIDE THE BOUNDARIES OF ANY CONDOMINIUM UNIT AND DESIGNED OR INSTALLED TO SERVE ONLY ONE PARTICULAR CONDOMINIUM UNIT, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, SKYLIGHTS, FLASHINGS, RAILINGS, FURNACES, LIGHTING FIXTURES, PLUMBING FIXTURES AND OTHER PLUMBING APPARATUS, HEAT PUMPS, MECHANICAL EQUIPMENT, AIR CONDITIONING EQUIPMENT, COMPRESSORS, DUCTS, CHUTES, FLUES, VENTS, WIRES, CONDUITS, PIPES, HOSES, TUBING AND THE LIKE SHALL BE CONSIDERED A PART OF THE CONDOMINIUM UNIT WHICH THEY ARE DESIGNATED OR DESIGNED TO SERVE AND SHALL NOT BE CONSIDERED A PART OF THE COMMON ELEMENTS.

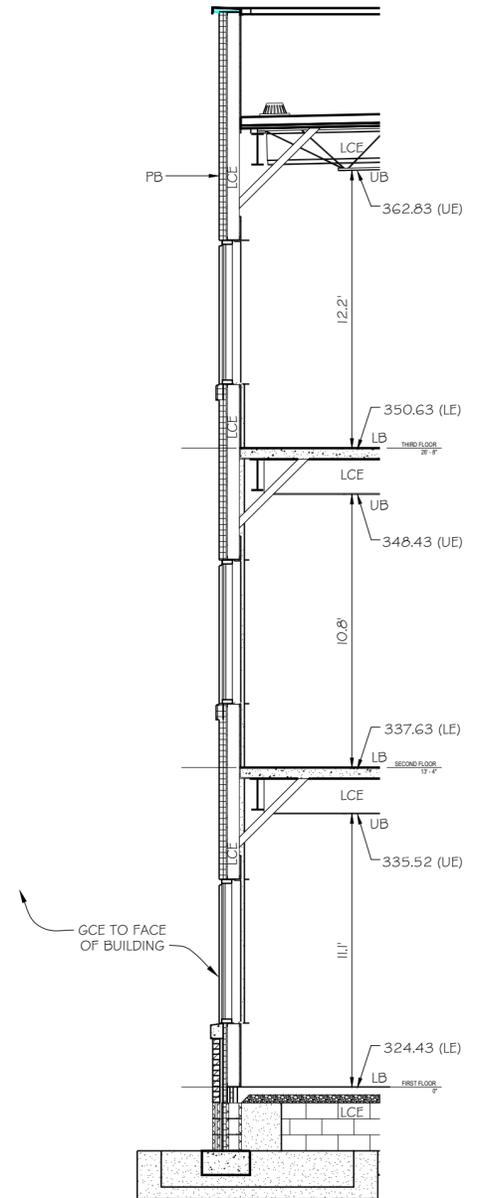
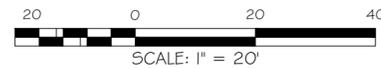
**SECTION 4. EASEMENTS:** EACH CONDOMINIUM UNIT AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO IT SHALL BE SUBJECT TO AN EASEMENT TO THE OWNERS OF ALL OF THE OTHER CONDOMINIUM UNITS AND TO THE COUNCIL OF UNIT OWNERS TO AND FOR REASONABLE ACCESS AND THE UNOBSTRUCTED AND UNINTERRUPTED USE OF ANY AND ALL PIPES AND ANY OTHER COMMON ELEMENTS LOCATED WITHIN OR ACCESSIBLE ONLY FROM ANY PARTICULAR CONDOMINIUM UNIT OR ANY LIMITED COMMON ELEMENT WHERE ONLY ONE CONDOMINIUM UNIT EXISTS WITHIN A BUILDING, THEN NO SUCH EASEMENT SHALL EXIST AS TO SUCH BUILDING.

**SECTION 5. DEMISING WALLS:** THE OWNER OF TWO UNITS ON EITHER SIDE OF AN INTERIOR DEMISING WALL WHICH HAS BEEN CONSTRUCTED IN AN AREA DESIGNATED ON THE CONDOMINIUM PLAT AS AN EASEMENT AREA MAY DEMOLISH AND/OR MODIFY ALL OR ANY PORTION OF SAID WALL, PROVIDED THAT THE OWNER SUBMITS THE PLANS TO THE ARCHITECTURAL REVIEW COMMITTEE AND SAID PLANS ARE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE. THE ARCHITECTURAL REVIEW COMMITTEE MAY DISAPPROVE SAID PLANS ONLY IF AN ARCHITECT AGREED UPON BY BOTH THE UNIT OWNER AND THE ARCHITECTURAL REVIEW COMMITTEE DETERMINES THAT THE PROPOSED DEMOLITION AND/OR MODIFICATION WOULD HAVE A POTENTIALLY SEVERE ADVERSE IMPACT ON THE STRUCTURE OF THE BUILDING IN WHICH SAID UNITS ARE LOCATED. AFTER THE AFORESAID DEMOLITION, THE TWO UNITS DESCRIBED ABOVE SHALL REMAIN AND SHALL BE CONSIDERED TWO UNITS AS SHOWN ON THE CONDOMINIUM PLAT.



**FIRST FLOOR**

AREA OF UNIT 101:	2,307 SQ. FT.
AREA OF UNIT 102:	6,555 SQ. FT.
AREA OF LCE #1	995 SQ. FT.
AREA OF LCE #2	297 SQ. FT.
AREA OF LCE #3	686 SQ. FT.
TOTAL FLOOR AREA	10,840 SQ. FT.



**TYPICAL EXTERIOR WALL SECTION  
BUILDING #3  
N.T.S.**

**LEGEND**

- UE UPPER ELEVATION UNIT
- LE LOWER ELEVATION UNIT
- LCE LIMIT OF LIMITED COMMON ELEMENT
- GCE LIMIT OF GENERAL COMMON ELEMENT
- LB LOWER BOUNDARY CONDOMINIUM UNIT
- UB UPPER BOUNDARY CONDOMINIUM UNIT
- PB PERIMETRICAL BOUNDARY CONDOMINIUM UNIT

DATE	REVISIONS

**OWNER INFORMATION**

KEY, LLC  
20 WEST 3RD STREET  
FREDERICK, MD 21701  
301-663-6009

- SYMBOLS**
- PROPERTY CORNER SET
  - IPF IRON PIPE FOUND
  - CONC. MONUMENT FOUND

920 N. EAST STREET FREDERICK, MD 21701  
P: 301 696 9040 WWW.DMW.COM

**CONDOMINIUM PLAT  
BUILDING #3  
CONLEY FARM  
CORPORATE CENTER CONDOMINIUMS**

SITUATED SOUTH OF GUILFORD DRIVE, EAST OF NEW DESIGN ROAD

FREDERICK ELECTION DISTRICT No 2  
FREDERICK COUNTY, MARYLAND

SCALE: AS SHOWN DATE: 05/16/2023 SHEET 2 OF 3