

N. "Unit Owner" or "Owner" means the record owner of a condominium parcel, and if there is more than one (1) record owner, then all such owners collectively, of fee simple title to any portion of the unit as disclosed by the Public Records maintained by the Clerk of the Circuit Court of Citrus County, Florida.

O. "Voting Certificate" means a document which designates one of the owners, or the corporate, partnership or entity representative who will vote and represent the voting interest of the unit.

4. THE UNITS

A. Identification. Each of the units is identified and designated as set forth in the survey contained in Exhibit A attached hereto and by reference made a part hereof.

B. Boundaries. Each unit consists of (1) the volumes or cubicles of space enclosed by the unfinished inner surfaces of perimeter and interior walls, ceilings and floors thereof, including vents, doors, windows and such other structural elements as are ordinarily considered to be enclosures of space, and including the volume or cubicle of space enclosed by any terrace, (2) all interior dividing walls and partitions (including the space occupied by such interior walls or partitions but excepting load-bearing interior walls and partitions), and all screening enclosing the terraces, and the exterior balconies and deck areas abutting or appurtenant to the enclosed portions of the unit, (3) the decorated inner surfaces of the perimeter and interior walls (including decorated inner surfaces of all interior load-bearing walls), floors and ceilings, consisting of paint, plaster, carpeting, tiles, and all other finishing materials affixed or installed as part of the physical structure of the unit, (4) entry ways into the unit, and (5) all immediately visible fixtures, mechanical systems and equipment installed for the sole and exclusive use of the unit, commencing at

the point of disconnection from the structural body of the condominium building and from the utility lines, pipes, or systems serving the unit. No pipes, wires, conduits or other utility lines or installations constituting a part of the overall systems not designated for the service of any particular unit, or any of the structural members or portions of any kind, including fixtures within the unit, which are not removable without jeopardizing the soundness, safety or usefulness of the remainder of the building, shall be deemed to be a part of any unit.

5. COMMON ELEMENTS

A. Ownership Percentage. The undivided interest in the common elements and common surplus which is appurtenant to each unit shall be allocated among the units and each unit is hereby assigned an ownership interest therein based upon the square footage of each unit which shall be as follows: 35% for Unit 101; 13% for Unit 102; 13% for Unit 201; 13% for Unit 202; and 26% for Unit 203. The undivided ownership percentage in the common elements appurtenant to a unit shall remain constant unless amended in writing by the unit owners and the mortgagees of the units as required by the Condominium Act. These calculations are based upon the following information:

Total Area = 11,143 Sq. Ft.

| <u>Unit</u> | <u>Area</u> | <u>Percentage of Total Area</u> |
|--------------|---------------|---------------------------------|
| 101 | 3,917 Sq. Ft. | 35% |
| 102 | 1,500 Sq. Ft. | 13% |
| 201 | 1,424 Sq. Ft. | 13% |
| 202 | 1,442 Sq. Ft. | 13% |
| 203 | 2,860 Sq. Ft. | 26% |
| Total | | 100.0000% |

B. Identification. The common elements appurtenant to each unit shall include, but are not limited to: