

## **ARTICLE V**

### **Limited Common Elements**

**1. Definition.** The term "limited common elements" shall mean and such elements shall consist of those common elements which are reserved for the use of one or more units by this Article and amendments hereto and such reservations shall be to the exclusion of all other units.

**2. Reservation.** The following common elements are reserved and shall constitute the limited common elements:

(a) The patio or deck (sometimes referred to as a balcony herein or on the Exhibits) if any, adjoining a unit. Such patio or deck shall be reserved for the use of the adjoining unit.

(b) Mailboxes and storage areas, if any, designated to a particular unit.

(c) The portion of all sewer, water, electrical, gas, telephone and other utility or service lines, wiring, ducts, conduits, piping, facilities, systems, fixtures and attachments serving just one unit and located entirely within the unit.

(d) The air conditioner pads, compressors and equipment appurtenant to each unit.

(e) The garage designated for and conveyed with each unit.

**3. Exception.** Notwithstanding the reservations made by this Article, the design of the buildings, grounds to be submitted and the integrity and appearance of the regime as a whole are the common interests of all owners and, as such, shall remain a part of the general common elements.

**4. Rights of Association.** The reservation of the limited common elements herein shall not limit any right the Association and its agents may otherwise have to alter such limited common elements or enter upon such limited common elements.