

*Excerpt from the Master Deed of Drum Point Village West, CAI (as amended). This is not a legal document. For the most current legal document, please refer to the Master Deed as recorded with the Clerk of Ocean County, State of New Jersey.*

**5. DESCRIPTION OF UNITS** - The dimensions, areas and location of the Buildings and all of the aforesaid Units within the Condominium subject to the Condominium regime are as shown graphically on Exhibits "B", "C" and "F", as same may be amended from time to time as herein provided. Each Unit is intended to contain all space within the area bounded by the interior surface of the exterior perimeter or party walls of each Unit and the floor and the ceiling of each as follows:

**BOTTOM:** The bottom of each Unit is an imaginary horizontal plane through the lowest point of the exterior surface of each portion of subfloor within the Unit, or in the case of any steps therein, the lowest point of the exterior unfinished surface of each tread, and extending in every direction to the point where it closes with a side of such Unit or in the case of steps, where the tread closes with the exterior unfinished surface of a riser.

**TOP:** The top of each Unit is an imaginary plane along and coincident with the unfinished and unexposed surface of the gypsum board which forms the ceiling of the uppermost story in the Unit where it closes at every side of such Unit.

**SIDES:** The sides of each Unit are imaginary vertical planes along and coincident with the innermost surface of the studding of the perimeter walls, or where no wall exists, an imaginary vertical plane along and coincident with the exterior surface of the windows or doors located on the perimeter of such Unit, and each side extends upwards and downwards so as to close the area in each said Unit bounded by the bottom and top of the Unit.

Each Unit, regardless of type, also includes all built-in appliances, fixtures, doors, windows, interior walls and partitions, gypsum board and/or other facing material on the walls and ceilings thereof, chimneys and flues, the inner decorated and/or finished surfaces of the floors (including all flooring tile, ceramic tile, finished flooring, carpeting and padding) and all other improvements located within such Unit described, or which are exclusively appurtenant to such Units, although all or part thereof may not be located within the Unit, and shall include, but not be limited to, the following individual appurtenances to the extent that same service each individual Unit and not any other Unit or any portion of the Common Elements:

- (a) Complete heating system and air conditioning system, including but not limited to, the air conditioning compressor, refrigerant supply lines to and from the air conditioning compressor, all electrical wires to and/or from the air conditioning compressor, all forced air ductwork and vents associated with the heating and air conditioning systems, and all low-voltage electrical wires and components for operating any thermostat(s) for such systems; and

- (b) All of the water supply plumbing, including the hot water heater, from the point where the public water supply pipe initially enters through the bottom boundary of the Unit; and
- (c) All sewage pipes and plumbing vent pipes until the point where the sewage waste pipe finally exits through the bottom boundary of the Unit, or in the case of the plumbing venting system until the plumbing vent pipe terminates above the roof line; and
- (d) All electrical wires supplying electricity to the Unit including, but not limited to, all fixtures, switches, outlets, and circuit breakers, from the point where the public supply wires initially enter through the bottom boundary of the Unit; and
- (e) All telecommunication wires supplying telephone or other telecommunication services to the Unit, from the point where the public telephone supply wires initially enter the Telephone Network Interface box on the exterior of the Unit's Building; and
- (f) All natural gas supply plumbing including, but not limited to, fittings and valves, from the point where the public natural gas supply pipe initially enters through the bottom boundary of the Unit; and
- (g) All television coaxial cables supplying entertainment or communication services to the Unit, including, but not limited to, television outlets and associated components, from the point where the public television cable first enters through the bottom boundary of the Unit; and
- (h) All temperature holding insulation that surrounds the boundaries of the Unit; and
- (i) All utility meters not owned by the utility agency supplying service; and
- (j) All garages designed to provide exclusive parking for the Unit, including, but not limited to their doors, floors, walls and ceilings.

Interior partitions or nonbearing walls within the confines of each Unit may, from time to time, be removed or replaced subject to the prior written approval of the Board of Trustees of the Association. In the event a Unit Owner does remove or replace any or all such interior partitions or walls, no amendment of the Master Deed will be necessary or required. No Unit may be partitioned or subdivided without prior written approval of the holder of any first mortgage loan on such Unit and the Board of Trustees of the Association. The legal description of each Unit shall consist of the identifying number of such Unit as shown on Exhibits "B" and "F".