

SPENCER VILLAGE CONDOMINIUM  
EXHIBIT "A"  
DEFINITION OF COMMON ELEMENTS  
**EXPENSES COVERED BY HOMEOWNER'S ASSOCIATION**

The Common Elements shall consist of all of the Spencer Village Condominium improvements and accessories, except for the individual Condominium Units, as defined herein, including without limitation:

- The land on which the building or buildings are located
- The surrounding land
- Bearing walls
- Floors - including sub floors and/or concrete slab
- Ceilings which form the outer boundaries of units
- Outside walls up to and including the studs outlets
- Roofs
- Foundations
- Entrances designed for the common use by the owner of more than one condominium unit
- Pipes
- Ducts
- Electrical wiring and conduits - up to the circuit breaker
- Public utility lines
- Water and sewer laterals - up to the individual shut off valves
- Outside walls
- Girders
- Beams and supports
- Structural parts of the buildings
- Sidewalks / Stoops / Steps to Front Door
- Driveways - maintenance only
- Landscaping

The unit owners have the right of access and use of all of the common elements in common with other Unit Owners. The common elements may be used of the purposed for which they were intended, and such common elements are subject to mutual rights of support, access, use and enjoyment by all Owners.

SPENCER VILLAGE CONDOMINIUM  
EXHIBIT "B"  
DEFINITION OF LIMITED COMMON ELEMENTS  
**EXPENSES COVERED BY HOMEOWNER**

A portion of the Common Elements and facilities to be used exclusively by the Unit Owners shall be designated as "Limited Common Elements". Such Limited Common Elements consist of:

- Decks
- Patios
- Garage doors and openers
- Patio doors and their casement units
- Windows
- Power from the circuit breaker
- Plumbing beyond the boiler
- Plumbing beyond the water meter
- All exterior doors (i.e. front storm doors and patio screen doors)
- Outside storage units
- Fireplaces
- Dryer, stove, and bathroom exhausts
- Air conditioners
- Boilers, Electric Heat Systems, Gas Furnaces
- Floor coverings - included everything above the sub floor and/or concrete slab
- Interior walls - from the stud in to the unit including drywall, paint, paper, moldings, interior trim and doors
- Cabinets, appliances, plumbing fixtures, light fixtures and outlets.