

.4 Association means Town Colony Condominium Corporation and its successors through which all of the apartment owners act as a group in accordance with this declaration and the other condominium documents.

.5 General Common elements includes within its meaning the following items:

(1) The land and all improvements not included within an apartment building, except the limited common elements as hereinafter set out.

(2) Basements.

(3) Installations for the furnishing of utility services to more than one apartment, or to an apartment other than the apartment containing the installation concerned, such as, but not limited to, electric power, gas, hot and cold water, heating, refrigeration, air conditioning, garbage and sewage disposal, which installations shall include ducts, plumbing, wiring and other facilities for the rendering of such services.

(4) The personal property and installations in connection therewith required for the furnishing of services to more than one apartment, such as, but not limited to, elevators, tanks, pumps, motors, fans, compressors.

(5) The tangible personal property required for the maintenance and operation of the condominium property.

(6) All other portions of the property which are rationally of common use or necessary to the existence, upkeep and safety of the condominium, other than limited common elements.

.6 Limited common elements means and includes those areas which are reserved for use of a certain apartment or apartments to the exclusion of the other apartments. The limited common elements of an apartment include, but are not limited to, the parcel upon which the building containing the apartment is