

.3 Condominium documents. The documents by which the condominium will be established, and which are referred to in said documents as the condominium documents, are the following:

(a) This Declaration of Condominium, herein called declaration, which sets forth the nature of the property rights in the condominium and the covenants running with the land which govern those rights. All of the other condominium documents shall be subject to the provisions of the Declaration.

(b) Articles of Incorporation of Town Colony Condominium Corporation, a corporation not for profit, by which the owners of apartments will administer the condominium.

(c) By-Laws of Town Colony Condominium Corporation.

2. Definitions. As used in this declaration and the other condominium documents, unless the context otherwise requires,

.1 Apartment means a part of an apartment building capable of any type of independent use, including one or more rooms or enclosed spaces as well as open spaces located on one or more floors (or part or parts thereof), and with a direct exit to a public street or highway or to a common area leading to such street or highway. In the case of an unimproved apartment building site, apartment means the right to construct an apartment upon such site. When used in a conveyance of an apartment, and elsewhere when the context permits, the word "apartment" shall include the appurtenances thereto which are elsewhere described.

.2 Apartment building means a building containing one or more apartments which is located upon the land.

.3 Assessment means an apartment owner's prorata share of the common expenses which from time to time is assessed against an apartment owner by the Association in the manner herein provided.