

with all appurtenances thereto, shall for all purposes constitute a separate parcel of real property which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other parcel of real property independently of all other parts of the condominium property, subject only to the provisions of the condominium documents.

(b) Possession. Each apartment owner shall be entitled to the exclusive possession of his apartment.

(c) Boundaries. Each apartment shall include all of the apartment building within the boundaries of the apartment, which boundaries shall be determined in the following manner:

(1) Horizontal boundaries. The upper and lower boundaries of the apartment shall be

(i) Upper boundary

(a) Apartments next to roof - the plane of the under surfaces of the chords of the roof trusses which serve as ceiling joists.

(b) Other apartments - the plane of the under surfaces of the ceiling joists.

(ii) Lower boundary

(a) Apartments with floors on fill - - the under surface of the floor slab.

(b) Other apartments -- the plane of the under surfaces of the floor joists.

(2) Vertical boundaries. The vertical boundaries of the apartment shall be

(i) Exterior boundaries -- the exterior of the outside walls of the apartment building except where there is attached to the building a balcony, terrace, canopy, stairway or other portion of the building serving only the apartment being bounded, in which event the boundaries shall be such as will in-