

Description of Elements for Pelican Cove

Vertical boundaries

- Of the Units are the unfinished inner surface of the perimeter walls as shown on the floor plans

Horizontal Boundaries

- Are the unfinished inner surfaces of the ceilings and floors

Any limited or general common elements located within the boundaries are not part of the Unit. Subject to the preceding sentence, all spaces, interior partitions and other fixtures and improvements within the boundaries of a Unit are a part of the Unit. All Lath, furring, wallboard, plasterboard, plaster, paneling, tile, wallpaper, paint, finished flooring and any other material constituting any part of the finished surfaces thereof are part of the Unit.

General Common Elements:

- Land Described in Section 2.1
- Foundations
- Roof
- Exterior Siding
- Facial sheathing and flashing
- Yards
- Gardens
- Parking Areas
- Walkways
- Compressor Platforms
- Downspouts and Gutters
- Garbage Enclosures
- Outside lighting
- Storm Drainage
- Water/Sanitary Sewer
- Irrigation lines and equipment
- If any chute, flue, duct, wire, conduit, load bearing wall, bearing column, or any other fixture lies partially within and partially outside the designated boundaries of a unit, any portion thereof serving more than one Unit or the general common elements is a part of the General Common Elements.

Description of Limited Common Elements:

- Any attic
- Shutters
- Awnings
- Window Boxes

- Doorsteps
- Stoops
- Porches
- Balconies
- Patios
- Compressors
- All Exterior Doors and Windows
- Other fixtures designed to serve one or more but less than all units, are Limited common elements allocated exclusively to such Unit or Units.
- If any chute, flue, duct, wire, conduit, load bearing wall, bearing column, or any other fixture lies partially within and partially outside the designated boundaries of a unit, any portion thereof serving only that Unit is a limited common element allocated solely to that unit. Insofar as possible, the limited common elements are shown graphically and described in detail in words and figures in the plot and floor plans.