

(s) "Record" shall mean to record in the Office of the Register of Deeds of Johnson County, Kansas.

(t) "Residential Unit" shall mean a part of a Building including one or more rooms, occupying one or more floors or a part or parts thereof, designed and intended for any type of independent use, and having a direct exit to a public street or highway or to a Common Area or Facility leading to such street or highway. Each Residential Unit and the legal designation thereof are as shown on the Plat. Certain Residential Units have storage areas located outside the main portion of the Unit and which are designated on the Plat by the letter "S" and the corresponding Residential Unit number; such storage areas so designated shall constitute a part of the corresponding Residential Unit and shall be used exclusively for storage and for no other purpose. Each Residential Unit consists of all of the space bounded horizontally and vertically by the undecorated or unfinished (or both) interior surfaces of its perimeter walls, floors, ceilings, windows and window frames and doors and door frames. Each Residential Unit includes both portions of a Building within such boundaries and the space so encompassed, including, without limitation, the interior surfaces of permanent walls, windows, doors, floors and ceilings and all finished materials or coverings applied to any interior walls, doors, floors and ceilings, and all appliances, wiring, plumbing, utility lines and fixtures within such boundaries and the space so encompassed; provided, however, (i) any load bearing columns or weight supporting walls (but not the visible portions thereof or any paint, paper or other covering thereof) shall be a part of the Common Areas and Facilities, and (ii) with respect to any chutes, flues, ducts, conduits, wires and other apparatus lying partially within and partially outside the boundary of a Residential Unit, any portions thereof serving only such Residential Unit shall be deemed a part of such Residential Unit while portions thereof serving more than one Residential Unit or any portion of the Common Areas and Facilities shall be deemed a part of the Common Areas and Facilities. All exterior doors, window frames, panes and screens shall be a part of the Residential Unit to which they are attached; provided, however, the decoration and painting of the exterior surfaces (but not the components) of such doors, window frames, panes and screens which are visible from either the exterior of a Building or from the Common Areas and Facilities shall be the responsibility of the Association. Each Residential Unit shall also include all heating and air conditioning equipment and lines and other facilities used in connection therewith located outside a Residential Unit but which exclusively serve such Residential Unit.

(u) "Rules and Regulations" shall mean the rules and regulations (as the same may be amended from time to time) governing the use of the Property as set forth in the Condominium Documents and as established by the Association in accordance with this Declaration and the Bylaws.

(v) "Unit Interest" shall mean the percentage of ownership interest in the Common Areas and Facilities allocated to each Unit as shown on Exhibit C hereto.

(w) "Unit" shall refer to a Residential Unit as well as a Carport Unit.

(x) "Unit Owner" shall mean the Person or Persons whose estates or interests, individually or collectively, aggregate fee simple absolute ownership of a Unit.

Section 4. Unit Description and Unit Interests. The legal