

EXHIBIT A

DESCRIPTION OF UNIT TYPES, SIZES AND BOUNDARIES OF UNITS; PARKING STALLS

1. Description of Unit Types and Sizes of Units. There are three (3) Unit types in the Project as follows:

1.1. Type 1 Unit. The Type 1 Unit contains one (1) bedroom, one (1) bathroom, a living room, a kitchen, a den, and other improvements shown on the Condominium Map. The Type 1 Units located on the second and third floors also each have a lanai, and the Type 1 Units on the ground floor each have a Yard Area (described in Section 6.1.c below). The Type 1 Unit has a net living floor area of approximately 494 square feet. The Type 1 Units on the second and third floors each have lanai areas of approximately 69 square feet, for a total area of approximately 563 square feet. The Type 1 Units on the ground floor have total floor areas as follows: Unit No. 1 has a Yard Area of approximately 182 square feet, for a total area of approximately 676 square feet, while Unit No. 3 has a Yard Area of approximately 102 square feet, for a total area of approximately 596 square feet. There are eight (8) Type 1 Units in the Project, designated as Unit Nos. 1, 3, 5, 7, 9, 11, 12A and 15 (with number 13 being omitted).

1.2. Type 2 Unit. The Type 2 Unit contains one (1) bedroom, one (1) bathroom, a living room, a kitchen, a den, and other improvements shown on the Condominium Map. The Type 2 Unit floor plan is the reverse of the Type 1 Unit floor plan. The Type 2 Units located on the second and third floors also each have a lanai, and the Type 2 Unit (Unit No. 2) on the ground floor has a Yard Area. The Type 2 Unit has a net living floor area of approximately 494 square feet. The Type 2 Units on the second and third floors each have lanai areas of approximately 69 square feet, for a total area of approximately 563 square feet. Unit No. 2 on the ground floor has a Yard Area of approximately 104 square feet, for a total area of approximately 598 square feet. There are seven (7) Type 2 Units in the Project, designated as Unit Nos. 2, 6, 8, 10, 12, 14 and 16.

1.3. Type 3 Unit. The Type 3 Unit contains two (2) bedrooms, one (1) bathroom, a living room, a kitchen, a den, a Yard Area, and other improvements shown on the Condominium Map. The Type 3 Unit is located on the ground floor and has a net living floor area of approximately 661 square feet and a Yard Area of approximately 267 square feet, for a total area of approximately 928 square feet. There is one (1) Type 3 Unit in the Project, designated as Unit No. 4.

2. Boundaries of the Units.

2.1. Measurements. The approximate net living floor areas set forth in **Exhibit B** are based on measurements taken from the undecorated or unfinished interior surface of all perimeter walls, except that no reduction is made to account for interior walls, ducts, vents, shafts, stairways and the like located within the perimeter walls. All net floor areas set forth in **Exhibit B** are not exact but are approximations based on the floor plans of each type of Unit derived from existing architectural and construction plans for such Units. All floor areas set forth in **Exhibit B** have also been rounded to the lowest full square foot where the approximation of such floor areas exceed a square foot by any fraction of a square foot. For these reasons, the

measurements of the floor areas set forth in **Exhibit B** may be different from the actual floor areas of the Units as designated and described herein. Interior dimensions of Unit rooms and enclosures as shown on the Condominium Map are also approximate in nature.

2.2. Limits of the Units. Notwithstanding the floor areas set forth in **Exhibit B** and the manner in which such floor areas have been measured, each Unit shall not be deemed to include: (i) the loadbearing or structural components of the perimeter walls and all exterior components of perimeter walls, whether loadbearing or structural or not, (ii) all loadbearing or structural components of all interior walls and party walls, (iii) the undecorated or unfinished surfaces of the floors and ceilings surrounding each Unit, (iv) the entry door and door frame for each Unit and the windows and window frames located within the exterior walls of the Project building, and (v) any pipes, shafts, wires, conduits or other utility or service lines running through such Unit which are utilized for or serve more than one Unit, all of which are deemed Common Elements as hereinafter provided. Each Unit shall be deemed to include: (i) all the walls, partitions and components thereof which are not loadbearing within its perimeter walls, (ii) all non-loadbearing, non-structural interior components of the Unit's perimeter and party walls, (iii) the interior decorated or finished surfaces of all walls, floors and ceilings, including floor coverings, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces of each Unit, (iv) all fixtures and appliances (if any) originally installed within the boundaries of a Unit, and (v) all pipes, plumbing, heat pumps, water heaters, air conditioning apparatus, wiring, fixtures, outlets, circuit breakers and switches which serve only that Unit.

2.3. Parking Stalls. The Project has sixteen (16) on-grade, uncovered parking stalls located in front of and along the side of the building, all of which are compact stalls. Five (5) parking stalls are covered stalls, and eleven (11) parking stalls are uncovered stalls. The parking stalls are numbered 1 through 12 and 12A through 16 (with number 13 omitted). The Project does not have any disability accessible parking, loading zones or guest parking stalls.

EXHIBIT B

DESCRIPTION OF UNITS, PARKING STALLS AND COMMON INTEREST;
DESIGNATION OF OWNER-OCCUPANT UNITS

Unit No.	Floor	Unit Type	Approximate square feet			Parking Stall No.	Common Interest
			Living	Lanai / Yard Area	Total		
1	First	1	494	182	676	1C	6.1207%
2*	First	2	494	104	598	4C	6.1207%
3*	First	1	494	102	596	5C	6.1207%
4*	First	3	661	267	928	7C	8.1895%
TOTAL FIRST FLOOR			2,143	655	2,798		
5	Second	1	494	69	563	10C	6.1207%
6*	Second	2	494	69	563	11C	6.1207%
7*	Second	1	494	69	563	14C	6.1207%
8*	Second	2	494	69	563	12C	6.1207%
9	Second	1	494	69	563	15C	6.1207%
10*	Second	2	494	69	563	16C	6.1207%
TOTAL SECOND FLOOR			2,964	414	3,378		
11*	Third	1	494	69	563	3C	6.1207%
12*	Third	2	494	69	563	2C	6.1207%
12A*	Third	1	494	69	563	6C	6.1207%
14	Third	2	494	69	563	9C	6.1207%
15*	Third	1	494	69	563	8C	6.1207%
16	Third	2	494	69	563	12A	6.1207%
TOTAL THIRD FLOOR			2,964	414	3,378		
GRAND TOTAL			8,071	1,483	9,554	16	100.0000%

*Owner-Occupant Unit

EXHIBIT C

PERMITTED ALTERATIONS TO THE UNITS

With respect to alterations permitted to be made to the Units and the Limited Common Elements, Section 17 of the Declaration provides, in part:

17.1 General. Except as otherwise provided in this Declaration or the Act or as otherwise required by law, neither the Association nor any Unit owner shall perform any of the following acts except (i) pursuant to complete plans and specifications therefor prepared by a licensed architect or professional engineer, if so required by the Board, and (ii) first approved in writing by the Board:

a. repairing, replacing or rebuilding any Unit, any portion of the building or any of the Common Elements or Limited Common Elements in a manner different in any material respect from the Condominium Map;

b. engaging in any alterations which will affect the structural integrity of any Unit, the building, the Common Elements or Limited Common Elements;

c. constructing on the Common Elements or Limited Common Elements any new building or structure; or

d. enclosing any Yard Area, lanai, balcony, patio or parking stall.

17.2 As-Built Amendment for Material Alterations. Upon the completion of any such work described in Section 17.1 that constitutes a material alteration to the Project (as determined by the Board), the Association or Unit owner, as the case may be, shall file an amendment to this Declaration describing such material alteration and amending the Condominium Map to show such alteration, together with a certificate signed by a licensed architect or licensed structural engineer, certifying that the plans showing such alterations accurately reflect such material alterations, as built. Such amendment shall be signed by the Association or the Unit owner, as the case may be, and approved by the Board or Developer, and no consent or joinder of any other Unit owner or person shall be required. Except as otherwise provided in this Declaration, the Bylaws, and the House Rules, each Unit owner shall be free to make non-material alterations and improvements within such Unit owner's Unit or within or on the Limited Common Elements appurtenant thereto, without the consent or joinder of the Board, the Association, any Unit owner, Developer or any other person.

17.3 Certain Work Prohibited. No Unit owner shall do any work that may jeopardize the soundness or safety of the Project, reduce the value thereof, or impair any easement, as reasonably determined by the Board. Subject to the provisions of this Declaration, no Unit owner shall make or allow any material addition or alteration, or excavate any basement or cellar to any Unit, without in every such case obtaining the prior written consent of sixty-seven percent (67%) of the Unit owners, together with the prior written consent of all Unit owners whose Units or Limited Common Elements appurtenant thereto are directly affected, and the approval of the Board, which shall not be unreasonably withheld. Nonmaterial additions to

or alterations of the Common Elements or Units, including, without limitation, additions to or alterations of a Unit made within the Unit or within a Limited Common Element appurtenant to and for the exclusive use of a Unit, shall require approval only by the Board, which shall not unreasonably withhold such approval, and such percentage, number or group of Unit owners as may be required by this Declaration or the Bylaws. As used in this Section, “nonmaterial additions and alterations” shall mean an addition to or alteration of the Common Elements or a Unit that does not jeopardize the soundness or safety of the Project, reduce the value thereof, impair any easement, detract from the appearance of the Project, interfere with or deprive any nonconsenting Unit owner of the use or enjoyment of any part of the Project, or directly affect any nonconsenting Unit owner. No storage or alterations or changes of any nature under any circumstances, including any lanai enclosures, shall be made that would violate the fire sprinkler requirements of the Building Code.

17.4 Connection Between Units.

a. The owner of any two or more adjacent Units that are separated by a Common Element which is a wall may, at such owner’s sole cost and expense, alter any portion of the intervening wall; provided, however that the structural integrity of the Common Elements or any other Unit in the Project will not thereby be adversely affected, and the finish of the Common Element then remaining is replaced in a condition substantially comparable to that of the Common Element prior to such alterations. As used above, “adjacent Units” includes Units which are located above and beneath one another, and in such event all references to “intervening wall” shall mean the intervening floor, ceiling or slab separating such floors.

b. If any intervening wall between adjacent Units shall have been altered or removed pursuant to the foregoing provisions, then prior to the termination of the common ownership of such adjacent Units, the owner of such Units shall restore such intervening wall to substantially the same condition in which the same existed prior to such alteration or removal unless the purchaser of such Units shall agree in writing to forego such restoration.

c. Notwithstanding any alteration or additions permitted under this Section 0, such shall not affect the Common Interest allocated to any Unit.

17.5 Alteration of Unit Interiors. Notwithstanding anything herein to the contrary, each Unit owner shall have following the rights and obligations with respect to improvement of their respective Units:

a. At a Unit owner’s sole cost and expense, such owner shall have the right to remove the sliding partition door, if any, located within the area marked “Bedroom” on the Condominium Map, and replace the same with a permanent interior wall so as to create two separate rooms within the Unit; provided, however, such improvements do not affect the structural integrity of the Unit or the building.

b. The Unit owner shall have the right, at such owner’s sole cost and expense, to remove the square closet space marked “CL” next to the bathroom on the

Condominium Map, and reconstruct such area so that there is a separate doorway leading to the area marked "Bedroom" and/or to the newly created room described immediately above.

c. The Unit owner shall have the right to take any other action as may be reasonably required to effectuate such removal and reconstruction of the interior of the Unit, without the necessity of obtaining the consent or joinder of the Association, the Board or any other Unit owners or their mortgagees; provided, however, that the Common Interest allocated to the Unit shall remain the same.

d. All costs of every kind pertaining to such improvements, including without limitation, costs of maintenance, repair, replacements, additions and improvements, shall be paid by the Unit owner undertaking such alterations, and said owner shall be responsible for all loss and damage affecting any Common Element or any other Unit, which may be caused by the installation of such improvements.

17.6 Enclosure of Limited Common Element Yard Areas. Subject to the requirements set forth in this Section, the owners of Units on the ground floor with Yard Areas appurtenant thereto as Limited Common Elements shall have the following rights with respect to such Yard Areas:

a. Pursuant to plans and specifications approved in writing by the Board and in conformance with material and design specifications set forth by the Board, the owner of a Yard Area may, at such owner's sole cost and expense, install a fence along and within the boundary of the Yard Area; provided, however, that if any such fence is installed, the Unit owner shall also install a gate within the fence located between the Yard Area and the Common Elements so as to allow reasonable access to and from the gas meters located at the rear of the Project building.

b. The Unit owner may install a lock on the gate; provided, however, that the owner shall supply the Association with a key, password, combination or other applicable device needed to permit access to the Yard Area for the purpose of reading, maintaining and/or repairing such gas meters.

c. Any fence, improvement or landscaping installed within a Yard Area shall be maintained, repaired and restored at the sole cost and expense of the Unit owner. If the Unit owner fails to do so, the Association shall have the right to perform such work and charge the Unit owner for all costs and expenses incurred by the Association in doing so.

* * *

All alterations or additions to the Project, the Common Elements, a Unit or a Limited Common Element shall be done in accordance with all applicable laws, ordinances, rules, regulations and codes. Any Unit owner who makes an alteration or addition to such owner's Unit or the Limited Common Element appurtenant thereto shall indemnify, defend and hold harmless the Association against any and all claims, liability, loss, cost, expense, injury or damages arising from such alteration or addition, including without limitation any claims arising from failure to observe any applicable laws.