

### Section 3. Definitions (from the Declaration, pages 1-3)

**Home:** A "Home" as hereinafter referred to shall be defined as follows: Each Home is measured horizontally from the exterior surface of the sheetrock of all opposite walls to the exterior surface of the sheetrock of all opposite walls and vertically from the lower surface of the concrete slab or sub-floor forming the floor of the Home up to the exterior surface of the sheetrock or other material forming the ceiling of the Home. All homes are **single-family units** and shall be used for residential purposes only, in accordance with the applicable zoning regulations of the municipality having jurisdiction over the Community.

**Common Elements:** The common elements of the Community will consist of all of the Community, except the Homes, including, but without limitation, outside walls and roofs of the buildings, the land (including wooded areas), buildings, and improvements (other than the Homes) comprising the Community (including the land under the Homes and under the improvements), all utility or other pipes and material located outside of the Homes.

**Irrevocably Restricted Areas:** Certain portions of the common elements are irrevocably restricted in use to specified Home Owners, subject to the right of the Board of Managers, Management Company 570, or assigned vendors to enter upon any restricted area for maintenance, repair, or improvement of a Home or common element and subject to the rules of the Condominium. Any portion of the common elements which is not restricted in use may be used by any Home Owner. The common elements are not subject to partition nor are they severable from the Homes except in accordance with the Real Property Law. Following are the irrevocably restricted common elements:

- a) Any patio area that is located adjacent to each Home is restricted in use to the owner of such Home.
- b) Any heating and/or cooling unit, if located in the common elements adjacent to each Home and serving such Home, is restricted in use to the Owner of such Home and shall be maintained and repaired by such Owner at their sole cost and expense.
- c) The driveway located in front of the garage forming part of the Homes is restricted in use to such Home.

The common elements shall remain undivided, and no Home Owner shall bring any action for partition or division unless otherwise provided by law.

**Section 4. Responsibilities** Owners of a home shall be responsible for themselves, their family members, employees, tenants, guests, and pets.

- a) **Improper Use:** Home Owners shall not use or permit the use of the premises in any manner which would be illegal or disturbing or a nuisance to other owners, or in such a way as to be injurious to the reputation of the Condominium.
- a) **Disturbing Noise:** No person shall make or permit any disturbing noises including loud music or loud vehicles, etc., or do or permit anything to be done