

1.03 "Common Elements" means and includes all of the Condominium Project and all the improvements now or hereinafter constructed thereon, excluding the Units. The Common Elements shall consist of the General Common Elements, shall be owned, as tenants in common, by the Owners of the separate Units, each Owner of a Unit having an undivided interest in such Common Elements as is hereinafter provided.

1.04 "General Common Elements" means all of the Project, as hereinafter defined, except the portions thereof which constitute Units of Limited Common Elements, and also means all parts of a Building or any facilities, improvements and fixtures which may be within a Unit which are or may be necessary or convenient to the support, existence, use, occupation, operation, maintenance, repairs or safety of a Building or any part thereof or any other Unit therein.

Without limiting the generality of the foregoing, the following shall constitute General Common Elements:

- (a) all of the land and easements which are part of the Property;
- (b) all foundations, columns, girders, beams and supports of a Building;
- (c) the exterior walls of a Building, the main or bearing walls within a Building, the main or bearing subflooring and the roofs of a Building;
- (d) all other parts of the Project necessary in common use or convenient to its existence, maintenance and safety.

1.05 "Condominium Unit" means the fee simple interest and title in and to a Unit, together with the undivided interest in the Common Elements appurtenant to such Unit and all other rights and binders by this Declaration.

1.06 "Entire Premises", "Property", "Condominium Project" or "Project" means all of the land, the improvements, structures and building thereon, and all rights, easements and appurtenances belonging thereto.

1.07 "Common Expenses" means and includes:

- (a) all sums lawfully assessed against the Owners by the Board, as hereinafter defined;
- (b) expenses or liabilities incurred in the administration, maintenance, repair or replacements of the Common Elements, including any assessments for the creation and maintenance of reserves;
- (c) expenses declared Common Expenses by provisions of this Declaration and the Bylaws; and
- (d) expenses agreed upon as Common Expenses by a vote of the Owners representing an aggregate ownership interest of at least two-thirds (2/3) of the Common Elements owned by owners other than Declarant and 100% of the Class B members.

1.08 "Association of Unit Owners" or "Association" means the Minotaur Village Homeowners' Association, a Colorado corporation not for profit, its successors and assigns, the Articles of Incorporation and Bylaws of which shall govern the administration of this condominium property and the members of which shall be all of the Owners of the Condominium Units.

1.09 "Buildings" means the building improvements which contain the Condominium Units.

1.10 "Condominium Map" or "Map" means the surveyor's survey of the property locating thereon the improvements, the floor and elevation plans and any other drawings or diagrammatic plans depicting all or a part of the property.