

K. Singular, plural gender. Whenever the context so permits, the use of the plural shall include the singular, the singular shall include the plural and the use of any gender shall be deemed to include all genders.

L. Special Assessment means a share of the funds required for the payment of common expenses, which are unbudgeted or for which insufficient provision is made in the budget, occasioned by unforeseeable and fortuitous events which, from time to time, are assessed against the Unit and Unit Owner.

M. Unit or Condominium Unit means Unit as defined by this Declaration, and the terms Unit and Condominium Unit shall be used interchangeably in this Declaration and have the same meaning.

N. Unit Owner means Owner as determined by the deed recorded in the public records of Palm Beach County, Florida, subject to the limits stated in the Articles and Bylaws, but may not include a non-human Owner such as a corporation or partnership.

O. Utility services shall include but not be limited to electric power, water, garbage, sewage disposal, and cable service.

P. Voting Rights shall mean those rights of a member of the Association to vote upon the matters presented at properly called and constituted meetings of the Association, the voting rights for each Unit Owner being set forth in the Bylaws.

### ARTICLE III

#### DEDICATION OF RECREATIONAL PROPERTY AND COMMON ELEMENTS

A. Description of Common Properties. The common properties are located as shown on the boundary survey attached hereto as Exhibit "A."

B. Ingress and Egress. The common property includes streets, walkways, and parking areas available for the purpose of pedestrian and/or elevators, beach access, vehicular ingress and egress. The Owners for themselves, their successors and their assigns hereby declare and covenant that the common element property shall at all times be open, remain open and useable by the Owners and their guests, contractors, employees and invitees of condominium Units in the condominium known as VILLA TOWERS CONDOMINIUM.

C. Owners' Rights and Obligations. Each Unit Owner shall have equal rights to possession and use of the recreational and common use properties. The assessment for said facilities shall include, without limitation, maintenance, taxes, and insurance, repair and replacement.