NOTES & DEFINITIONS

1. This condominium project is composed of a common area and 37 units.
2. The common area of this project is the land and real property, including all improvements constructed thereon, within the boundary lines of Lot 1, Tract No. 36-141 in the unincorporated area of the County of MONO, State of California, as per map recorded in Book ___, Pages ___ thru ___ of maps, in the office of the County Recorder of said County, except therefrom those portions shown and defined herein as units 14 thru 50 inclusive. Furthermore, the common area shall mean and include for maintenance purposes of the association, but not by way of fee title all gas, water, and waste pipes, all sewers, all conduits, wires, and other utility installations wherever located, (except the outlets thereof when located within the units), the lot upon which the structures are located and the airspace above the structures, all bearing walls, columns, floors, the roof, foundation, parking spaces, and landscaping.
3. The units of this project are numbered 14 thru 50, inclusive. The lateral boundaries of each such unit are the interior surfaces of the perimeter walls, floors, roofs, windows, and doors. The L.E. (lower elevation) of each such unit is the interior surface of the floor thereof and the U.E. (upper elevation) of each such unit is the interior surface of the ceiling thereof. Each such unit includes the surfaces so described, the respective portions of the building and improvements lying within said boundaries and the airspace so encompassed.
4. This plan and the dimensions shown hereon are intended to conform to Civil Code Section 1351 which requires diagrammatic floor plans of the building built or to be built thereon in sufficient detail to identify each unit, its relative location, and approximate dimensions. The dimensions shown hereon are not intended to be sufficiently accurate to be used for computation of floor areas or airspace volumns in any or all of the units.
5. These diagrammatic floor plans intentionally omit detailed information of internal partitions within individual units. Likewise such details as protrusions of vents, beams, columns, window casings, and other such features are not intended to be reflected on these plans.
6. The vertical limits of all airspaces are horizontal planes having elevations shown as L.E. and U.E. on the respective portions thereof, except those portions having inclined planes on the respective portions thereof.
7. All building positioning dimensions, as shown herein, are measured from the exterior surfaces of the respective building to the project boundary.
8. Those portions of the common area designated "Deck", "Patio" and "Greenhouse & Spa" depict areas which are set aside and allocated for the restrictive use of the respective units of each structure adjoining such deck, patio and greenhouse & spa, and such areas shall be known as restricted common areas. Such areas shall be used in connection with such unit as designated to the exclusion of use thereof by other owners of the common areas, except by invitation. Such restricted common areas shall be appurtenant to the respective units for the exclusive use and purposes for which the same are designated.
9. Such portions of the common area bearing the letter designation "P" followed by a unit number and letter depict a parking space each of which is set aside and allocated for the restrictive use of the respective units of each structure bearing an identical number designation, and such areas shall be known as restricted common areas. Such areas shall be used in connection with such unit as designated to the exclusion of use thereof by other owners of the common areas, except by invitation. Such restricted common areas shall be appurtenant to the respective units for the exclusive use and purposes for which the same are designated.
10. Those areas designated "G.P." depict guest parking and are a portion of the common area.

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FOREST CREEK CONDOMINIUM PLANS
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