

WINTERSET CONDOMINIUM PLAN

TRACT NO. 36-140 MAMMOTH LAKES, CA.

NOTES & DEFINITIONS

1. This condominium project is composed of a common area and 33 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. 36-140 in the unincorporated area of the County of Mono, State of California, as per map recorded in Vol. 9, Pages 63 thru 63 C of maps in the office of the County Recorder of said County, except therefrom those portions shown and defined herein as units 1 thru 33 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, landscaping and recreation facilities.
3. The units of this project are numbered 1 thru 33, inclusive. The lateral boundaries of each 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 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 volumes in any or all 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" or "Porch" depict a deck or porch and are set aside and allocated for the restrictive use of the respective units of each structure adjoining such deck or porch, and such areas shall be known as exclusive use 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 exclusive use areas shall be appurtenant to the respective units for the exclusive use and purposes for which the same was designated.

SHEET INDEX

<u>SHEET No.</u>	<u>DESCRIPTION</u>
1 & 2.	Signature Sheets
3.	Notes & Definitions.
4.	Tract Map
5.	Plot Plan - Table of Elevations.
6.	Floor Plan "A"
7.	Section - Plan "A"
8.	Floor Plan "B" - Exterior.
9.	Section - Plan "B" - Exterior.
10.	Floor Plan "B" - Interior.
11.	Section - Plan "B" - Interior.
12.	Floor Plan "C"
13.	Section - Plan "C"