

[four] or more apartments, rooms, office spaces, or other units in existing or proposed buildings or structures are offered or proposed to be offered for sale;

(4) 'Co-owner' means a person, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof who owns an apartment within the building;

(5) 'Council of co-owners' means all the co-owners as defined in subsection (4) of this section;

(6) 'Developer' means a person who undertakes to develop a real estate condominium project;

(7) 'General common elements' means and includes:

(a) The land whether leased or in fee simple, on which the building stands;

(b) The foundations, main walls, roof, halls, lobbies, stairways, and entrances and exits or communication ways;

(c) The basements, flat roofs, yards, and gardens, except as otherwise provided or stipulated;

(d) The premises for the lodging of janitors or persons in charge of the building, except as otherwise provided or stipulated;

(e) The compartments or installations of central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks and pumps, and the like;

(f) The elevators, garbage incinerators and, in general all devices or installations existing for common use; and

(g) All other elements of the building rationally of common use or necessary to its existence, upkeep and safety;

(8) 'Limited common elements' means and includes those common elements which are agreed upon by all of the co-owners to be reserved for the use of a certain number of apartments to the exclusion of the other apartments, such as special corridors, stairways and elevators, sanitary services common to the apartments of a particular floor, and the like;

(9) 'Majority of co-owners' means fifty-one per cent of the co-owners;

(10) 'Master deed' or 'master lease' means the deed or lease recording the property of the horizontal property regime;

(11) 'Person' means an individual, firm, corporation, partnership, association, trust or other legal entity or any combination thereto;

(12) 'Property' means and includes the land whether leasehold or in fee simple and the building, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto;

(13) 'To record' means to record in accordance with KRS Chapter 382, or other recording statutes;

(14) All pronouns used in KRS 381.805 to 381.910 include the male, female and neuter genders and include the singular or plural numbers, as the case may be.

Approved March 5, 1974

CHAPTER 36

(H.B. 117)

AN ACT relating to city water supply systems.

Be it enacted by the General Assembly of the Commonwealth of Kentucky:

Section 1. KRS 96.150 is amended to read as follows:

Any city that owns or operates a water supply system may extend the system into, and furnish and sell water to any person within, any territory contiguous to the city [that lies within fifteen miles of the corporate limits], and may install within that territory necessary apparatus. For this purpose the city may condemn or otherwise acquire franchises, rights and rights of way, as private corporations may do.

Approved March 4, 1974