

Common Area vs Unit Area

(as defined at one Massachusetts condominium)

██████████ CONDOMINIUM
██████████ Massachusetts

Handbook for Owners & Residents

What are Common Areas and Facilities?

The owner of a condominium unit owns not only the unit described in his deed, but also an undivided interest in the "common areas and facilities" of the condominium which may be defined generally as those facilities which serve all owners of the units in the condominium. These facilities may include land, driveway, walkways, lobbies, exterior foundations, exterior walls, exterior roofs, piping and mechanical systems serving the entire building, grounds and swimming pool. The common areas for ██████████ are specifically defined in the [Master Deed](#).

Excerpt from Master Deed defining common area

7. Common Areas. The common areas and facilities of Phase I of the Condominium comprise and consist of (a) the land shown on the Site Plan as Phase I together with the benefit of and subject to the rights and easements referred to in said Exhibit A; (b) the reversionary estate, subject to the Condominium Phasing Lease referred to in said Exhibit A, in the lands shown on the Site Plan as Phase II, Phase III and Phase IV, together with the benefit of and subject to the rights and easements referred to in said Exhibit A, and subject to the provisions of Section 9 hereof; (c) the foundations, structural columns, girders, beams, supports, exterior walls, interior structural walls and walls between Units and between Units and common areas, and the roofs of the buildings, including any skylights therein; (d) all conduits, ducts, pipes, plumbing, wiring, chimneys, flues, and other facilities for the furnishing of utilities and services which are contained in portions of the buildings contributing to the structure or support thereof, and all such facilities contained within any Unit which serve parts of the Condominium other than the Unit within which such facilities are contained; (e) any yards, lawns, ways and driveways, alleys, outside parking areas (subject to the exclusive rights and easements appurtenant to Units as hereinabove set forth), plants, paths and walkways on said land and the improvements thereon and thereof; (f) any patio or balcony and any stairs attached thereto, and any stoops and steps outside of the Units (subject to the exclusive rights and easements appurtenant to Units as hereinbefore set forth); (g) any recreational facilities on the Condominium premises; (h) any floor areas located outside the Units and the facilities thereof including the garages (subject to the exclusive rights and easements appurtenant to Units as hereinabove set forth); (i) such master television antenna system or community television antenna system as the Declarant may, at his election, install; and (j) all other elements and features of the Condominium property, however designated or described, excepting only the Units themselves as herein defined and described.

Excerpt from Master Deed defining area of each unit

The boundaries of the Units with respect to the floors, roofs, walls, doors and windows thereof are as follows:

- A. Floors: The plane of the upper surface of the concrete basement floor.
- B. Roofs: The plane of the lower surface of the ceiling joists.
- C. Interior Building Walls Between Units: The plane of the surface of the wall studs facing such Unit.
- D. Exterior Building Walls: The plane of the interior structural surface facing such Unit.
- E. Doors and Windows: As to exterior doors, the exterior surface thereof, such doors, as well as all interior doors, being entirely part of the Unit; and as to windows, the exterior surface of the glass and of the window frames.