

The following are taken from the Pier 4 & 6 Phase of the Declarations.

1. **Article III (Units), Section 2 (Unit Description)**. After the boundaries, description states:

*"The unit shall also include all windows, doors and door frames contained within said unit and its entry door (not including the main exterior entry doors leading into the **limited common entry foyers, stairs and hallways of this Pier**). All decisions regarding the general maintenance of the **Limited Common areas within the interior of Pier 4**, the maintenance of the garage area and assessments for the living and garage units shall be established as set forth in Article V hereof."*

Because the above describes entry foyers as limited common and further speaks to the maintenance of Pier 4 limited common areas, even though this section is about the unit, it is implied that the exterior entry doors are part of the Pier 4 limited common area.

2. **Article IV (Common and Limited Areas), Section 2 (Description of Limited Common Areas in Pier 4)**. This section states:

*"Since the building is constructed so as to provide an exterior **entrance** (sometimes herein referred to as the entry foyer, stairs and hallways), which leads to two units, each of these **entrances** shall be designated as a limited common area for the two units which it leads to. Similarly, the entry foyer, stairs and hallways, which provide access to the basement parking area and storage closets area service two units. This entry foyer, stairs and hallway shall be limited common area for only the two units which it serves."*

The references to "entrance" and "entrances" above also imply that the exterior entry doors are part of the limited common entry foyer as you can't have an entrance without a door.

3. **Article V (Assessments to and Management of the Living and Garage Units)**. Intro states:
"Because Pier 4 is designed differently in that it provides common heat to all unit owners and has common entrances to pairs of living units, assessments, other than and over and above those imposed by the Association shall be established as follows:" (See Section 1 below.)

Section 1 (Management of Pier 4). This section states:

"Additionally, the committee shall establish an assessment to be levied against each living unit to cover the heating expense, maintenance of the heating system in Pier 4, and the maintenance of the limited common areas."

The first excerpt above again implies that the entry doors are part of the entry foyers as something is not an entrance unless it has a door. The second excerpt above basically states that Pier 4 owners pay assessments to cover maintenance of limited common areas.