

SHALL HAVE THE IMMUNITY FROM LIABILITY DESCRIBED UNDER ~~TITLE 5, SUBTITLE 3 § 5-399(B)~~ OF THE COURTS AND JUDICIAL PROCEEDINGS ARTICLE.

(b) An owner of a commercial cave [is not liable for an injury sustained by a spectator who has paid to view the cave unless the injury is sustained as a result of the owner's negligence in connection with the providing and maintaining of trails, stairs, electrical wires, or other modifications, and the negligence is the proximate cause of the injury] SHALL HAVE THE IMMUNITY FROM LIABILITY DESCRIBED UNDER ~~TITLE 5, SUBTITLE 3 § 5-399(C)~~ OF THE COURTS AND JUDICIAL PROCEEDINGS ARTICLE.

Article – Real Property

14-118.

(a) (1) In this section “governing body” means a person who has the authority to enforce:

(i) The provisions of a declaration, as defined under § 11-103 of the Maryland Condominium Act;

(ii) Articles of incorporation of a council of unit owners, of a cooperative housing corporation as defined under the Maryland Cooperative Housing Corporation Act, or of a homeowners association, as defined under the Maryland Homeowners Association Act; or

(iii) The provisions of bylaws, rules, and regulations of a condominium, as defined under the Maryland Condominium Act, of a cooperative housing corporation as defined under the Maryland Cooperative Housing Corporation Act, or of a homeowners association, as defined under the Maryland Homeowners Association Act.

(2) Governing body includes:

(i) A homeowners association, as defined under the Maryland Homeowners Association Act;

(ii) A council of unit owners of a condominium, as described in the Maryland Condominium Act; or

(iii) A cooperative housing corporation.

(b) [Subject to the provisions of subsection (c) of this section, a] A person sustaining an injury as a result of the tortious act of an officer or director of a governing body while the officer or director is acting within the scope of the officer's or director's duties may recover only in an action brought against the governing body for the [actual damages sustained] DAMAGES DESCRIBED UNDER ~~TITLE 5, SUBTITLE 3 § 5-399.1(B)~~ OF THE COURTS AND JUDICIAL PROCEEDINGS ARTICLE.

(c) In a proceeding against a governing body, a director or officer of a governing