

the same manner and to the same extent as such assessments are levied and collected in the case of individual land parcels.

(c) No forfeiture or sale for delinquent taxes shall be made other than against the individual condominium unit as described in the declaration and master deed and no forfeiture or sale of the improvements or the real estate as a whole for delinquent real estate taxes, special assessments, or charges shall ever divest or in any manner affect the title to any individual condominium unit so long as the real estate taxes and duly levied share of special assessments charges on the individual unit are currently paid.

138. ACTIONS, JUDGMENTS, AND RIGHTS TO SEPARATE RELEASE.

(a) Upon the declaration of any property into a horizontal property regime the declaror shall appoint a resident agent for the regime who shall be a resident of the State of Maryland and of the county or City of Baltimore in which the property so declared into the regime is actually situated and shall file the name of such resident agent with the Department of Assessments and Taxation in the same manner as now provided for corporations. The Department shall keep an index of such resident agents. The resident agent may from time to time be changed by the proper authority of the regime in the same manner and to the same extent as resident agents are now replaced for corporations.

(b) Actions may be brought by service on the resident agent in actions against any two or more unit owners which arise through their ownership of such units or arise through any cause relating to the common elements or of more than one unit.

(c) Actions may be brought on behalf of two or more unit owners as their respective interests may appear by the manager or board of directors of the regime with respect to any cause of action relating to the common elements or more than one unit.

(d) In the event of entry of a final judgment as a lien against two or more unit owners the unit owners of the separate units may remove their unit and their percentage interest in the common elements from the lien thereof by payment of the fractional proportional amounts attributable to each of the units affected, such individual payment shall be computed by reference to the percentage of interest established for each unit in the master deed or declaration. Upon such partial payment, partial discharge or release, or other satisfaction, the unit and its percentage interest in the common elements shall thereafter be free and clear of the lien of such judgment.

(e) Any partial payment, satisfaction, or discharge, shall not prevent a judgment creditor from proceeding to enforce his rights against any OTHER unit and its percentage interest in the common elements not so paid, satisfied or discharged.

139. MECHANICS AND MATERIALMEN'S LIENS UNDER THE REGIME.

(a) The lien of mechanics and materialmen as now provided by law shall apply to property constituted into the horizontal property