regime provided that repair or improvement liens of a single condominium unit shall subject only such unit to a lien. Repairs, construction, improvements, or additions to two or more units, or to the common elements, which are sufficient in value to subject the same to mechanics' liens as now OR HEREAFTER *prescribed by law shall subject the interest of the co-owners to a lien only to the extent of their percentage interest therein. Required notices of such lien shall be served on the resident agent as prescribed in Section 138 of this subtitle.*

(b) Liens against the individual unit or against two or more units for repairs to the common elements may be enforced in a like manner as provided by ~~the laws of the state~~ LAW *for such enforcement as though the units were individual parcels of real estate.*

(c) When a lien is filed against two or more units and their respective percentage interests in the common elements, the unit owners of the separate units may remove their unit and their percentage interests in the common elements appurtenant thereto from the said lien by payment, or by the filing of a written undertaking with surety for the payment, of the fractional or proportionate amounts attributable to each of the units affected. The individual payment or bond shall be computed by reference to the percentage interest of the ownership of such unit in the master deed or declaration. Upon the partial payment, filing of bond, partial discharge or release or other satisfaction, the unit and its percentage interest in the common elements shall thereafter be free and clear of such lien. No such partial payment, indemnity, satisfaction, or discharge, shall prevent the lienor from proceeding to enforce his rights against any unit and its percentage interest in the common elements not so paid, indemnified, satisfied or discharged.

140. ZONING.

The provisions of the zoning regulations within the jurisdiction in which the condominium property is located shall remain in full force and effect in so far as they apply to the overall property at the time of its being declared into the horizontal property regime except that these zoning provisions shall not be construed to affect the individual units or the common elements if the overall use of the property conforms to these existing regulations. Nothing herein contained shall, however, be construed to restrict any proper zoning authority from adopting rules and regulations for the zoning of condominium projects not inconsistent with the general law in order to implement this program. The by-laws of any condominium project may provide limitations on the rezoning of the real estate within the project or any portion or condominium unit thereof within certain standards of consent of co-owners and other restrictions set forth in the by-laws.

141. SUPPLEMENT OF EXISTING LAW.

The provisions of this subtitle shall be in addition to and supplemental to all other provisions of the Code of Public General Laws of Maryland, the Code of Public Local Laws, and to any local enactment in this State and wheresoever there appears in said laws or local enactments of the words, "square(s)," "Lot(s)," "land," "ground(s)," "Parcel(s)," "Property," "block(s)," or other designa-