

*such time of expiration and no conveyance or other instrument has been recorded showing that such option has been exercised, then the recorded instrument creating such option shall cease to be notice, either actual or constructive, to any person or put any person on inquiry as to the existence or exercise of such option.*

*TITLE XI—Horizontal Property Act*

*11-101. Definitions.*

*Unless it is plainly evident from the context that a different meaning is intended, as used herein:*

*(a) "Unit" or "condominium unit" means an enclosed space consisting of one or more rooms occupying all or part of one or more floors in buildings of one or more floors or stories regardless of whether they are designed for residence, for office, for the operation of any industry or business, for any other type of independent use, and shall include such accessory facilities as may be related thereto, such as garage space, storage space, balcony, terrace or patio, provided said unit has a direct exit to a thoroughfare or to a given common element leading to a thoroughfare;*

*(b) "Condominium" means the ownership of single units in a multi-unit structure with common elements;*

*(c) "Condominium project" means a real estate condominium project; a plan or project whereby five or more apartments, rooms, office spaces, or other units in any existing or proposed building or buildings are offered or proposed to be offered for sale;*

*(d) "Co-owner" means any person, corporation, trust, or other legal entity, or any combination thereof, which owns a condominium unit within the building or buildings;*

*(e) "Council of co-owners" means all the co-owners as defined in subsection (d) of this section; but a majority, as defined in subsection (h) of this section, shall, except as otherwise provided in this subtitle, constitute a quorum for the adoption of decisions;*

*(f) "General common elements" except as otherwise provided in the plat of condominium subdivisions, means and includes:*

*(1) The land on which the building or buildings stand, whether leased or in fee simple;*

*(2) The foundations, main walls, roofs, halls, columns, girders, beams, supports, corridors, fire escapes, lobbies, stairways, and entrance and exit or communication ways;*

*(3) The basements, flat roofs, yards and gardens, except as otherwise provided or stipulated;*

*(4) The premises for lodging of janitors or persons in charge of the building, except as otherwise provided or stipulated;*

*(5) The compartments or installations of central services such as power, light, gas, cold and hot water, heating, central air conditioning and/or central refrigeration, swimming pools, reservoirs, water tanks and pumps and the like;*

*(6) The elevators, garbage incinerators and, in general, all devices or installations existing for common use; and*