

is transferred to the transferee, which change shall be evidenced by an appropriate amendatory declaration to such effect recorded among the land records specifically describing the part transferred, the percentage reallocated and the new percentages of the transferor and transferee. The transfer may be made without the acquiescence of the co-owners representing all the condominium units in the regime provided the amendatory declaration is executed by the owners of the units involved and by the entity designated in the recorded by-laws as in charge of administration.

11-106. Indivisibility of the common elements.

(a) The common elements, both general and limited, shall remain undivided. No unit-owner or any other person shall bring any action for partition or division of the co-ownership. Any covenant to the contrary shall be void. This restraint against partition shall not apply to the individual condominium unit.

(b) If the property shall be more than two thirds ($\frac{2}{3}$ rds) destroyed by fire or other disaster and the co-owners of three fourths ($\frac{3}{4}$ ths) of the condominium project shall decide, in conformity with the bylaws to waive and terminate the horizontal property regime, in conformity with the provisions of this subtitle thereupon the restraint against partition and division of the co-ownership shall no longer apply. Upon any partition all liens on the unit of each co-owner shall first be paid out of the share of the proceeds applicable to such co-owners unit.

11-107. Use of elements held in common: right to repair common elements.

(a) Each co-owner may use the elements held in common in accordance with the purposes for which they are intended, without hindering or encroaching upon the lawful rights of the other co-owners.

(b) The manager or board of directors, as the case may be, shall have an irrevocable right and an easement to enter units to make repairs to common elements when repairs reasonably appear to be necessary for public safety or to prevent damage to property other than the unit.

11-108. Recordation of master deed or lease; recordation and taxation of instruments affecting title to units.

(a) A master deed or lease shall be recorded in the same manner and subject to the same provisions of law as are deeds. No State or local transfer or recordation tax upon the value of the property transferred by the master deed or lease shall apply to any such deed or portion thereof recorded solely for the purpose of complying with the establishment of the horizontal property regime.

(b) All instruments affecting the title to individual units on sale or subsequent resale and as mortgages and other encumbrances shall be recorded and taxed as in other estate transactions.

11-109. Contents of master deed.

Contents of the master deed shall express the following particulars: