

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) (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.

11-124. Mechanics' and materialmen's liens.

(a) The lien of mechanics and materialmen as now provided by law shall apply to property constituted into the horizontal property 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 § ~~12~~ 11-123 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 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