

(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) "Coowner" 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 coowners" means all the coowners 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] TITLE, 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

(7) All other elements of the building rationally of common use or necessary to its existence, upkeep and safety.

(g) "Limited common elements" means and includes those common elements which are set forth in the master deed or are agreed upon by a majority of the coowners to be reserved for the use of a certain number of apartments or condominium units, to the exclusion of other apartments or condominium units, such as special corridors, stairways and elevators, sanitary services common to the apartments of a particular floor, and the like;

(h) "Majority of coowners" means 51% or more, "three fourths (3/4) of the coowners" means 75% or more, of the votes computed in accordance with percentages as established by § 11201 11-105 of this [subtitle] TITLE.I;

(i) "Master deed" or "master lease" means the deed or lease recording the property of the horizontal property regime;

(j) "Plat of condominium subdivision" means a plat of the entire property described in the master deed as such plat is prepared by a surveyor or registered engineer duly qualified to certify plats for the subdivision of land in the State of