

Article -- Real Property

11-101. DEFINITIONS.

(A) IN THIS TITLE THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED UNLESS OTHERWISE APPARENT FROM CONTEXT.

(B) "COMMON ELEMENTS" MEANS ALL OF THE CONDOMINIUM EXCEPT THE UNITS.

(1) "LIMITED COMMON ELEMENTS" MEANS THOSE COMMON ELEMENTS IDENTIFIED IN THE DECLARATION OR ON THE CONDOMINIUM PLAT AS RESERVED FOR THE EXCLUSIVE USE OF ONE OR MORE BUT LESS THAN ALL OF THE UNIT OWNERS.

(2) "GENERAL COMMON ELEMENTS" MEANS ALL THE COMMON ELEMENTS EXCEPT THE LIMITED COMMON ELEMENTS.

(C) "COMMON EXPENSES AND COMMON PROFITS" MEANS THE EXPENSES AND PROFITS OF THE COUNCIL OF UNIT OWNERS.

(D) "CONDOMINIUM" MEANS PROPERTY SUBJECT TO THE CONDOMINIUM REGIME ESTABLISHED UNDER THIS TITLE.

(E) "COUNCIL OF UNIT OWNERS" MEANS THE LEGAL ENTITY DESCRIBED IN §11-109.

(F) "DEVELOPER" MEANS ANY PERSON WHO SUBJECTS HIS PROPERTY TO THE CONDOMINIUM REGIME ESTABLISHED BY THIS TITLE.

(G) "MORTGAGEE" MEANS THE HOLDER OF ANY RECORDED MORTGAGE, OR THE BENEFICIARY OF ANY RECORDED DEED OF TRUST, ENCUMBERING ONE OR MORE UNITS.

(H) "PERCENTAGE INTERESTS" MEANS THE INTERESTS, EXPRESSED AS A PERCENTAGE, FRACTION OR PROPORTION, ESTABLISHED IN ACCORDANCE WITH §11-107.

(I) "PROPERTY" MEANS UNIMPROVED LAND, LAND TOGETHER WITH IMPROVEMENTS ON IT, OR IMPROVEMENTS WITHOUT THE UNDERLYING LAND. PROPERTY MAY CONSIST OF NON-CONTIGUOUS PARCELS OR IMPROVEMENTS.

(J) "UNIT" MEANS A THREE DIMENSIONAL AREA IDENTIFIED AS SUCH IN THE DECLARATION AND ON THE CONDOMINIUM PLAT AND SHALL INCLUDE ALL IMPROVEMENTS CONTAINED WITHIN THE AREA EXCEPT THOSE EXCLUDED IN THE DECLARATION. A UNIT MAY INCLUDE TWO OR MORE NON-CONTIGUOUS AREAS.

(K) "UNIT OWNER" MEANS THE PERSON, OR COMBINATION OF PERSONS, WHO HOLD LEGAL TITLE TO A UNIT. NO