

MORTGAGEE, AS SUCH, MAY BE DEEMED A UNIT OWNER.

11-102. ESTABLISHMENT OF CONDOMINIUM REGIME.

(A) THE OWNER OF ANY PROPERTY IN THE STATE MAY SUBJECT THE PROPERTY TO A CONDOMINIUM REGIME BY RECORDING AMONG THE LAND RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED, A DECLARATION, BY-LAWS, AND CONDOMINIUM PLAT THAT COMPLY WITH THE REQUIREMENTS SPECIFIED IN THIS TITLE.

(B) IF ANY PROPERTY LYING PARTLY IN ONE COUNTY AND PARTLY IN ANY OTHER COUNTY, IS SUBJECTED TO A CONDOMINIUM REGIME, THE DECLARATION, BY-LAWS, AND CONDOMINIUM PLAT SHALL BE RECORDED IN ALL COUNTIES WHERE ANY PORTION OF THE PROPERTY IS LOCATED. SUBSEQUENT INSTRUMENTS AFFECTING THE TITLE TO A UNIT WHICH IS PHYSICALLY LOCATED ENTIRELY WITHIN A SINGLE COUNTY SHALL BE RECORDED ONLY IN THAT COUNTY, NOTWITHSTANDING THE FACT THAT THE COMMON ELEMENTS ARE NOT PHYSICALLY LOCATED ENTIRELY WITHIN THAT COUNTY.

(C) ALL INSTRUMENTS AFFECTING TITLE TO UNITS SHALL BE RECORDED AND TAXED AS IN OTHER REAL PROPERTY TRANSACTIONS. HOWEVER, NO STATE OR LOCAL TAX MAY BE IMPOSED BY REASON OF THE EXECUTION OR RECORDATION OF THE DECLARATION, BY-LAWS, CONDOMINIUM PLAT, OR ANY STATEMENT OF CONDOMINIUM LIEN RECORDED PURSUANT TO THE PROVISIONS OF §11-110.

(D) THE DECLARATION, BY-LAWS, AND CONDOMINIUM PLAT SHALL BE INDEXED IN THE GRANTOR INDEX UNDER THE NAME OF THE DEVELOPER AND UNDER THE NAME OF THE CONDOMINIUM. SUBSEQUENT AMENDMENTS SHALL BE INDEXED UNDER THE NAME OF THE CONDOMINIUM.

11-103. DECLARATION.

(A) THE DECLARATION SHALL EXPRESS AT LEAST THE FOLLOWING PARTICULARS:

(1) THE NAME BY WHICH THE CONDOMINIUM IS TO BE IDENTIFIED, WHICH NAME SHALL INCLUDE THE WORD "CONDOMINIUM" OR BE FOLLOWED BY THE PHRASE "A CONDOMINIUM";

(2) A DESCRIPTION OF THE CONDOMINIUM SUFFICIENT TO IDENTIFY IT WITH REASONABLE CERTAINTY TOGETHER WITH A STATEMENT OF THE OWNER'S INTENT TO SUBJECT THE PROPERTY TO THE CONDOMINIUM REGIME ESTABLISHED UNDER THIS TITLE;

(3) A GENERAL DESCRIPTION OF EACH UNIT, INCLUDING ITS PERIMETERS, LOCATION, AND ANY OTHER DATA