

(A) THE AFFAIRS OF THE CONDOMINIUM SHALL BE GOVERNED BY A COUNCIL OF UNIT OWNERS WHICH, EVEN IF UNINCORPORATED, IS CONSTITUTED A LEGAL ENTITY FOR ALL PURPOSES. THE COUNCIL OF UNIT OWNERS SHALL BE COMPRISED OF ALL UNIT OWNERS.

(B) THE BY-LAWS MAY AUTHORIZE OR PROVIDE FOR THE DELEGATION OF ANY POWER OF THE COUNCIL OF UNIT OWNERS TO A BOARD OF DIRECTORS, OFFICERS, MANAGING AGENT, OR OTHER PERSON FOR THE PURPOSE OF CARRYING OUT THE RESPONSIBILITIES OF THE COUNCIL OF UNIT OWNERS.

(C) (1) THE COUNCIL OF UNIT OWNERS SHALL MAINTAIN A CURRENT ROSTER OF NAMES AND ADDRESSES OF EACH UNIT OWNER TO WHICH NOTICE OF MEETINGS OF THE COUNCIL OF UNIT OWNERS SHALL BE SENT.

(2) EACH UNIT OWNER SHALL FURNISH THE COUNCIL OF UNIT OWNERS WITH HIS NAME AND CURRENT MAILING ADDRESS. NO UNIT OWNER MAY VOTE AT MEETINGS OF THE COUNCIL OF UNIT OWNERS UNTIL THIS INFORMATION IS FURNISHED.

(3) NO REGULAR OR SPECIAL MEETING OF THE COUNCIL OF UNIT OWNERS MAY BE HELD EXCEPT ON AT LEAST 15 DAYS WRITTEN NOTICE DELIVERED OR MAILED TO EACH UNIT OWNER AT THE ADDRESS SHOWN ON THE ROSTER.

(4) AT MEETINGS OF THE COUNCIL OF UNIT OWNERS EACH UNIT OWNER SHALL BE ENTITLED TO CAST THE NUMBER OF VOTES APPURTENANT TO HIS UNIT. UNIT OWNERS MAY VOTE BY PROXY, BUT, THE PROXY IS EFFECTIVE ONLY FOR A MAXIMUM PERIOD OF 180 DAYS FOLLOWING ITS ISSUANCE, UNLESS GRANTED TO A MORTGAGEE OR LESSEE.

(5) UNLESS OTHERWISE PROVIDED IN THIS TITLE, AND SUBJECT TO PROVISIONS IN THE BY-LAWS REQUIRING A DIFFERENT MAJORITY, DECISIONS OF THE COUNCIL OF UNIT OWNERS SHALL BE MADE ON A MAJORITY OF VOTES OF THE UNIT OWNERS PRESENT AND VOTING.

(D) THE COUNCIL OF UNIT OWNERS MAY BE EITHER INCORPORATED OR UNINCORPORATED. IF INCORPORATED, IT IS SUBJECT TO THOSE PROVISIONS OF ARTICLE 23 APPLICABLE TO NON-STOCK CORPORATIONS WHICH ARE NOT INCONSISTENT WITH THIS TITLE. IF THE COUNCIL OF UNIT OWNERS IS UNINCORPORATED, IT SHALL HAVE, SUBJECT TO ANY PROVISION OF THIS TITLE, THE DECLARATION, AND BY-LAWS, THE FOLLOWING POWERS:

(1) TO HAVE PERPETUAL EXISTENCE, SUBJECT TO THE RIGHT OF THE UNIT OWNERS TO TERMINATE THE CONDOMINIUM REGIME AS PROVIDED IN §11-121;

(2) TO SUE AND BE SUED, COMPLAIN AND DEFEND