

(J) THE SOLE OWNER OF THE BUILDING, OR IF THERE IS MORE THAN ONE, THE CO-OWNERS REPRESENTING TWO THIRDS (2/3RDS) OF THE TOTAL VALUE OF THE WHOLE BUILDING, MAY AT ANY TIME MODIFY THE SYSTEM OF ADMINISTRATION, BUT EACH ONE OF THE PARTICULARS SET FORTH IN THIS SECTION SHALL ALWAYS BE EMBODIED IN THE BYLAWS.

11-112. BUILDING PLAN TO BE RECORDED; CONTENTS; CERTIFICATION; CONVEYANCE DESCRIBING UNIT BY DESIGNATION ON PLAN.

(A) UPON THE RECORDING OF THE MASTER DEED OR LEASE, THE OWNER OR CO-OWNERS SHALL CAUSE A FULL AND EXACT COPY OF THE PLAN OF THE BUILDING TO BE FILED FOR RECORD. THESE PLANS SHALL BE RECORDED IN THE MANNER IN WHICH SUBDIVISION OF LAND IS NOW PLATTED AND RECORDED AMONG THE LAND RECORDS AND SHALL BE INDEXED IN AN INDEX PROVIDED FOR CONDOMINIUM OR HORIZONTAL HOUSING REGIME.

(B) THE PLANS SHALL SHOW GRAPHICALLY ALL PARTICULARS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, THE DIMENSIONS, AREA AND LOCATION OF EACH UNIT THEREIN AND THE DIMENSIONS, AREA AND LOCATION OF COMMON ELEMENTS AFFORDING ACCESS TO EACH UNIT. OTHER COMMON ELEMENTS, BOTH LIMITED AND GENERAL, SHALL BE SHOWN GRAPHICALLY INsofar AS POSSIBLE AND SHALL BE DESCRIBED IN DETAIL IN WORDS AND FIGURES. SAID PLANS SHALL BE CERTIFIED TO BY AN ENGINEER OR ARCHITECT AUTHORIZED AND LICENSED TO PRACTICE HIS PROFESSION IN THIS STATE.

(C) EACH UNIT IN A BUILDING SHALL BE DESIGNATED, ON THE PLANS REFERRED TO IN THIS SECTION, BY A LETTER OR NUMBER OR OTHER APPROPRIATE DESIGNATION. ANY CONVEYANCE OR OTHER INSTRUMENT AFFECTING TITLE TO THE SAID UNIT, WHICH DESCRIBES THE UNIT BY USING SAID LETTER OR NUMBER FOLLOWED BY THE WORDS "IN HORIZONTAL PROPERTY REGIME" SHALL BE DEEMED TO CONTAIN A GOOD AND SUFFICIENT DESCRIPTION FOR ALL PURPOSES PROVIDED THE CORRECT INDEX NUMBER BY BOOK AND PAGE BOTH OF THE MASTER DEED AND OF THE PLAN ARE CONTAINED AS A PART OF SUCH DESCRIPTION. ANY CONVEYANCE OF AN INDIVIDUAL UNIT SHALL BE DEEMED TO ALSO CONVEY THE UNDIVIDED INTEREST OF THE OWNER IN THE COMMON ELEMENTS, BOTH GENERAL AND LIMITED, APPERTAINING TO SAID UNIT WITHOUT SPECIFICALLY OR PARTICULARLY REFERRING TO THE SAME.

11-113. TERMINATION AND WAIVER OF REGIME.

ALL OF THE CO-OWNERS OR THE SOLE OWNER OF A BUILDING CONSTITUTED INTO A HORIZONTAL PROPERTY REGIME MAY BY DEED WAIVE THIS REGIME AND REGROUP OR MERGE THE RECORDS OF THE INDIVIDUAL UNITS WITH THE PRINCIPAL PROPERTY, PROVIDED, THAT THE INDIVIDUAL UNITS ARE UNENCUMBERED, OR IF ENCUMBERED, THAT THE CREDITORS IN WHOSE BEHALF