

ENCUMBRANCES ARE RECORDED AGREE TO ACCEPT AS SECURITY UNDIVIDED PORTIONS OF THE PROPERTY OWNED BY THE DEBTORS, AND EXECUTE OR CAUSE TO BE EXECUTED THE DEED OF TERMINATION OR MERGER IN SUCH MANNER AS TO SHOW THIS CONSENT AND ACCEPTANCE. UPON SUCH TERMINATION AND WAIVER THE PROVISIONS OF § 11-106 HEREOF RESTRAINING AN ACTION FOR PARTITION OR DIVISION OF THE CO-OWNERSHIP SHALL NO LONGER APPLY. IN THE EVENT OF SUCH PARTITION SUIT THE NET PROCEEDS SHALL BE DIVIDED AMONG ALL OF THE UNIT OWNERS, IN PROPORTION TO THEIR RESPECTIVE UNDIVIDED OWNERSHIP OF THE COMMON ELEMENTS, AFTER FIRST PAYING OFF, OUT OF THE RESPECTIVE SHARES OF THE UNIT OWNERS, ALL LIENS ON THE UNIT OF EACH UNIT OWNER.

11-114. TERMINATION NOT BAR TO SUBSEQUENT REGIME.

THE MERGER PROVIDED FOR IN § 11-113 SHALL IN NO WAY BAR THE SUBSEQUENT CONSTITUTION OF THE PROPERTY INTO ANOTHER HORIZONTAL PROPERTY REGIME.

11-115. BOOKS AND RECORDS TO BE KEPT; INSPECTION; AUDIT.

THE MANAGER OR BOARD OF DIRECTORS, OR OTHER FORM OF ADMINISTRATION PROVIDED IN THE BYLAWS, SHALL KEEP BOOKS WITH DETAILED ACCOUNTS IN CHRONOLOGICAL ORDER, OF RECEIPTS AND OF THE EXPENDITURES AFFECTING THE BUILDING AND ITS ADMINISTRATION AND SPECIFYING THE MAINTENANCE AND REPAIR EXPENSES OF THE COMMON ELEMENTS AND ANY OTHER EXPENSES INCURRED. THE BOOKS AND VOUCHERS ACCREDITING THE ENTRIES MADE THEREUPON SHALL BE AVAILABLE FOR EXAMINATION BY THE CO-OWNERS, THEIR DULY AUTHORIZED AGENTS OR ATTORNEYS, AT NORMAL BUSINESS HOURS. ALL BOOKS AND RECORDS SHALL BE KEPT IN ACCORDANCE WITH GOOD ACCOUNTING PRACTICES AND AN OUTSIDE AUDIT BE MADE AT LEAST ONCE A YEAR.

11-116. DISTRIBUTION OF COMMON PROFITS; CONTRIBUTIONS TOWARD COMMON EXPENSES.

(A) THE COMMON PROFITS OF THE PROPERTY SHALL BE DISTRIBUTED AMONG, AND THE COMMON EXPENSES SHALL BE CHARGED TO, THE UNIT OWNERS ACCORDING TO THE PERCENTAGES ESTABLISHED BY § 11-105 OF THIS TITLE.

(B) ALL CO-OWNERS SHALL CONTRIBUTE IN ACCORDANCE WITH THE PERCENTAGES TOWARD THE EXPENSES OF ADMINISTRATION AND OF MAINTENANCE AND REPAIRS OF THE GENERAL COMMON ELEMENTS, AND, IN PROPER CASES, OF THE LIMITED COMMON ELEMENTS OF THE BUILDING AND TOWARD ANY OTHER EXPENSES LAWFULLY AGREED UPON BY THE COUNCIL OF CO-OWNERS.

(C) NO OWNER SHALL BE EXEMPT FROM CONTRIBUTING TOWARD SUCH COMMON EXPENSES BY WAIVER OF THE USE OR