

MONTGOMERY COUNTY

"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 CONDOMINIUM UNIT OWNERS.

B. GENERAL COMMON ELEMENTS: THE PHRASE "GENERAL COMMON ELEMENTS" MEANS ALL OF THE COMMON ELEMENTS EXCEPT THE LIMITED COMMON ELEMENTS.

(5) CONDOMINIUM: THE WORD "CONDOMINIUM" MEANS PROPERTY SUBJECT TO THE CONDOMINIUM REGIME ESTABLISHED PURSUANT TO THE HORIZONTAL PROPERTY ACT OF THE STATE OF MARYLAND.

(6) CONDOMINIUM PROJECT: THE PHRASE "CONDOMINIUM PROJECT" MEANS A PLAN BY A DEVELOPER TO SELL RESIDENTIAL CONDOMINIUM UNITS IN A BUILDING OR BUILDINGS EITHER THROUGH CONVERSION TO CONDOMINIUM STATUS OR CONSTRUCTION OF NEW BUILDINGS WITH CONDOMINIUM OWNERSHIP.

(7) CONDOMINIUM UNIT: THE WORD "CONDOMINIUM 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 CONDOMINIUM UNIT MAY INCLUDE TWO OR MORE NON-CONTIGUOUS CONDOMINIUM UNITS.

(8) CONVERSION: THE WORD "CONVERSION" MEANS THE OFFERING FOR SALE BY A DEVELOPER OR THE DEVELOPER'S AGENT OF CONDOMINIUM UNITS THAT WERE PREVIOUSLY RENTAL UNITS.

(9) DEVELOPER: THE WORD "DEVELOPER" MEANS ANY PERSON, FIRM, PARTNERSHIP, ASSOCIATION, JOINT VENTURE OR CORPORATION OR ANY OTHER ENTITY OR COMBINATION OF ENTITIES OR ANY SUCCESSORS THERETO WHO AT ANY TIME AFTER THE EFFECTIVE DATE OF THIS CHAPTER UNDERTAKES TO DEVELOP A CONDOMINIUM PROJECT EITHER BY CONVERSION TO CONDOMINIUM STATUS OR CONSTRUCTION OF NEW BUILDINGS.

(10) OFFERING: THE WORD "OFFERING" MEANS ANY INDUCEMENT, SOLICITATION, ADVERTISEMENT, PUBLICATION OR ANNOUNCEMENT TO THE GENERAL PUBLIC TO ENCOURAGE A PERSON TO ACQUIRE A CONDOMINIUM UNIT IN A CONDOMINIUM.

(11) PROSPECTIVE PURCHASER: THE PHRASE "PROSPECTIVE PURCHASER" MEANS A PERSON WHO VISITS THE CONDOMINIUM PROJECT SITE FOR THE PURPOSE OF INSPECTION FOR POSSIBLE PURCHASE OR WHO REQUESTS THE PROPERTY REPORT.

(12) SITE: THE WORD "SITE" MEANS ANY LAND AREA ON WHICH A PART OF THE CONDOMINIUM IS LOCATED.