

residence.

Section 11-102.1 Comment:

The changes to subsection (a) have been made to clear up any ambiguity in situations where subleases are in existence.

11-108.

(a) The common elements may be used only for the purposes for which they were intended and, except as provided in the declaration [or bylaws,] the common elements shall be subject to mutual rights of support, access, use, and enjoyment by all unit owners. However, subject to the provisions of subsection (b), any portion of the common elements designated as limited common elements shall be used only by the unit owner of the unit to which their use is limited in the declaration or [bylaws of] condominium plat. THE STREETS, ON SITE DRAINAGE, CURBS, GUTTERS, AND SIDEWALKS SHALL MEET ALL COUNTY STANDARDS. [The streets, on site drainage, curbs, gutters and sidewalks shall meet all county standards as though they are to be dedicated for public use.

(b) Any unit owner of a unit to which the use of any limited common element is restricted may grant by deed the use of the limited common element to any other unit owner. Thereafter, the grantor shall have no further right to use the limited common element.]

(B) ANY GROUP OF UNIT OWNERS OF UNITS TO WHICH THE USE OF ANY LIMITED COMMON ELEMENT IS EXCLUSIVELY RESTRICTED MAY GRANT BY DEED THE EXCLUSIVE USE, OR THE JOINT USE IN COMMON WITH ONE OR MORE OF THE GRANTORS, OF THE LIMITED COMMON ELEMENTS TO ANY ONE OR MORE UNIT OWNERS.

11-109.

(c) (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 ON THE DATE OF THE NOTICE.

(5) Unless otherwise provided in this title, and subject to provisions in the bylaws requiring a different majority, decisions of the council of unit owners shall be made on a majority of votes of the unit owners LISTED ON THE CUPRENT ROSTER present and voting.

Section 11-109 Comments:

The amendments to subsection (c) make clear which persons are entitled to vote at meetings of the council of unit owners.