

provided in the declaration, 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 condominium plat. [The streets, on site drainage, curbs, gutters, and sidewalks shall meet all county standards.]

~~-(b) Any OWNER OF A UNIT OR 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.-}~~ A COPY OF THE DEED SHALL BE FURNISHED TO THE COUNCIL OF UNIT OWNERS.

~~(B)--SUBJECT TO ANY PROVISIONS OF THE DECLARATION, A LIMITED COMMON ELEMENT MAY BE REALLOCATED BY A RECORDED DEED OR ASSIGNMENT EXECUTED BY THE UNIT OWNERS BETWEEN OR AMONG WHOSE UNITS THE REALLOCATION IS MADE, OR BY AN AMENDMENT TO THE DECLARATION EXECUTED BY THOSE UNIT OWNERS. THE PERSONS EXECUTING THE DEED, ASSIGNMENT, OR AMENDMENT TO THE DECLARATION SHALL PROVIDE A COPY THEREOF TO THE COUNCIL OF UNIT OWNERS.~~

~~(C)--A COMMON ELEMENT NOT PREVIOUSLY ALLOCATED AS A LIMITED COMMON ELEMENT MAY NOT BE SO ALLOCATED EXCEPT PURSUANT TO PROVISIONS IN THE DECLARATION MADE IN ACCORDANCE WITH § 11-103(D). THE DECLARATION MAY PROVIDE THAT THE ALLOCATIONS SHALL BE MADE BY DEEDS OR ASSIGNMENTS EXECUTED BY THE DECLARANT OR THE COUNCIL OF UNIT OWNERS OR BY AMENDMENTS TO THE DECLARATION.~~

11-108.1.

EXCEPT TO THE EXTENT OTHERWISE PROVIDED BY THE DECLARATION ~~OR BYLAWS~~, THE COUNCIL OF UNIT OWNERS IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE COMMON ELEMENTS, AND EACH UNIT OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF HIS UNIT.

11-109.

(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 bylaws 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.