

THE BOARD OF DIRECTORS. HOWEVER, ANY NEW UNIT OWNER SHALL HAVE A LIKE RIGHT OF APPEAL, REGARDLESS OF WHEN A RULE WAS ADOPTED, IF THE APPEAL IS MADE WITHIN 1 YEAR OF HIS SETTLEMENT DATE.

(4) ALL APPEALS SHALL BE IN WRITING, SHALL BE SIGNED AND DATED BY THE UNIT OWNER OR OWNERS MAKING THE APPEAL, AND SHALL BE DELIVERED TO A MEMBER OF THE BOARD OF DIRECTORS. THE BOARD OF DIRECTORS SHALL CONSIDER ALL APPEALS AND SHALL RENDER A DECISION AT ITS NEXT REGULARLY SCHEDULED MEETING. THE DECISION SHALL BE IN WRITING, AND SHALL BE ADDRESSED TO THE UNIT OWNER OR OWNERS MAKING THE APPEAL. IF THE BOARD OF DIRECTORS DENIES AN APPEAL, PUBLICATION AS TO THE DENIAL IS NOT REQUIRED.

(5) IF THE BOARD OF DIRECTORS UPHOLDS AN APPEAL AND GRANTS AN INDIVIDUAL EXCEPTION TO AN ADOPTED RULE, THE BOARD OF DIRECTORS SHALL PUBLISH, OR COMMUNICATE IN A REASONABLE MANNER, TO THE COUNCIL OF UNIT OWNERS AN EXPLANATION OF THE REASONS FOR GRANTING THE EXCEPTION.

(F) ANY UNIT OWNER MAY APPEAL ANY RULES AND REGULATIONS ADOPTED BY THE BOARD OF DIRECTORS OR THE DENIAL OF ANY APPEAL FOR AN INDIVIDUAL EXCEPTION TO THE COURTS OF MARYLAND.

(G) ANY RULES AND REGULATIONS, WHEN ADOPTED IN ACCORDANCE WITH THE ABOVE PROCEDURES, HAVE THE SAME FORCE AND EFFECT AS IF THEY WERE INCORPORATED IN THE BYLAWS BY DIRECT REFERENCE. THE RULES AND REGULATIONS, UPON PROPER ADOPTION UNDER THE ABOVE PROCEDURES, SHALL BE ENFORCED IN THE SAME MANNER AS ALL OTHER PROVISIONS OF THE BYLAWS.

(H) THE RULES AND REGULATIONS APPLY TO UNIT OWNERS, TENANTS, RESIDENTS, AND OCCUPANTS AT THE TIME OF PROMULGATION AND SUBSEQUENT OWNERS, TENANTS, RESIDENTS, AND OCCUPANTS.

-f-11-112.

(a) In this section, the term "taking under the power of eminent domain" includes any sale in settlement of any pending or threatened condemnation proceeding.

(b) The declaration or bylaws may provide for an allocation of any award for a taking under the power of eminent domain of all or a part of the condominium. The declaration or bylaws also may provide for (1) reapportionment or other change of the percentage interests appurtenant to each unit remaining after any taking; (2) the rebuilding, relocation, or restoration of any improvements so taken in whole or in part; and (3) the termination of the condominium regime following any taking.

(c) Unless otherwise provided in the declaration or bylaws, any damages for a taking of all or part of a condominium shall be awarded as follows: