

(a) Any mechanics' lien or materialmen's lien arising as a result of repairs to or improvements of a unit by a unit owner shall be a lien only against the unit.

(b) Any mechanics' or materialmen's lien arising as a result of repairs to or improvements of the common elements, if authorized in writing by the council of unit owners, shall be paid by the council as a common expense and until paid shall be a lien against each unit in proportion to its percentage interest in the common elements. On payment of the proportionate amount by any unit owner to the lienor or on the filing of a written undertaking in the manner specified by Rule [BG75] BG76 of the Maryland Rules, the unit owner [shall be] IS entitled to a recordable release of his unit from the lien and the council of unit owners is not entitled to assess his unit for payment of the remaining amount due for the repairs or improvements.

(c) Except in proportion to his percentage interest in the common elements, a unit owner personally is not liable (1) for damages as a result of injuries arising in connection with the common elements solely by virtue of his ownership of a percentage interest in the common elements; or (2) for liabilities incurred by the council of unit owners. On payment by any unit owner of his proportionate amount of any judgment resulting from that liability, the unit owner [shall be] IS entitled to a recordable release of his unit from the lien of the judgment and the council of unit owners is not entitled to assess his unit for payment of the remaining amount due.

[11-119.

(a) If any unit owner fails to comply with this title, the declaration, or bylaws, the unit owner may be sued for damages caused by the failure or for injunctive relief, or both, by the council of unit owners or by any other unit owner. The prevailing party in any such proceeding is entitled to such award for counsel fees as the court may determine.

(b) The failure of the council of unit owners to enforce a provision of this title, the declaration, or bylaws on any occasion shall not be a waiver of the right to enforce the provision on any other occasion.]

[11-116.] 11-119.

(a) When any property is subjected to a condominium regime, the developer shall appoint a resident agent for the condominium who shall be a citizen and actual resident of the [state] STATE or a corporation duly registered or qualified to do business in the [state] STATE. He shall file the name and address of the resident agent with the Department of Assessments and Taxation ~~IF THE CONDOMINIUM IS INCORPORATED--AND--WITH--THE--SECRETARY--OF--STATE--IF--THE CONDOMINIUM--IS--UNINCORPORATED.~~ The name or address of the