

DETERMINED BY ONE OR MORE INDEPENDENT APPRAISERS SELECTED BY THE COUNCIL OF UNIT OWNERS. THE DECISION OF THE INDEPENDENT APPRAISERS SHALL BE DISTRIBUTED TO THE UNIT OWNERS AND BECOMES FINAL UNLESS DISAPPROVED WITHIN 30 DAYS AFTER DISTRIBUTION BY UNIT OWNERS OF UNITS TO WHICH 25 PERCENT OF THE VOTES ARE ALLOCATED. THE PROPORTION OF ANY UNIT OWNER'S INTEREST TO THAT OF ALL UNIT OWNERS IS DETERMINED BY DIVIDING THE FAIR MARKET VALUE OF THAT UNIT OWNER'S UNIT AND COMMON ELEMENT INTEREST BY THE TOTAL FAIR MARKET VALUES OF ALL THE UNITS AND COMMON ELEMENTS.

(2) IF ANY UNIT OR ANY LIMITED COMMON ELEMENT IS DESTROYED TO THE EXTENT THAT AN APPRAISAL OF THE FAIR MARKET VALUE THEREOF PRIOR TO DESTRUCTION CANNOT BE MADE, THE INTERESTS OF ALL UNIT OWNERS ARE THEIR RESPECTIVE COMMON ELEMENT INTERESTS IMMEDIATELY BEFORE THE TERMINATION.

(G) FORECLOSURE OR ENFORCEMENT OF A LIEN OR ENCUMBRANCE AGAINST THE ENTIRE CONDOMINIUM DOES NOT OF ITSELF TERMINATE THE CONDOMINIUM, AND FORECLOSURE OR ENFORCEMENT OF A LIEN OR ENCUMBRANCE AGAINST A PORTION OF THE CONDOMINIUM DOES NOT WITHDRAW THAT PORTION FROM THE CONDOMINIUM.

[11-122.] 11-124.

(a) Neither the rule of law known as the rule against perpetuities nor the rule of law known as the rule restricting unreasonable restraints on alienation may be applied to defeat or invalidate any provision of this title or of any declaration, bylaws, or other instrument made pursuant to the provisions of this title.

(b) The provisions of any declaration, bylaws, and condominium plat filed pursuant to this title shall be liberally construed to facilitate the creation and operation of the condominium. So long as the declaration, bylaws, and condominium plat substantially conform with the requirements of this title, [no] A variance from the requirements [shall] DOES NOT affect the condominium status of the property in question nor the title of any unit owner to his unit, his votes, and his percentage interests in the common elements and in common expenses and common profits.

(c) The declaration, bylaws, and condominium plat shall be construed together and shall be deemed to incorporate one another to the extent that any requirement of this title as to the content of one shall be deemed satisfied if the deficiency can be cured by reference to any of the others. Any provision required by this title may be amended only in accordance with the requirements for amendment applicable to the instrument in which, absent this subsection (c), it is required to be contained.

(d) All provisions of the declaration, bylaws, and condominium plat are severable and the invalidity of one provision does not affect the validity of any other provision.