

AND MORTGAGEES of the units involved and by the [person or entity designated in the bylaws to be in charge of the administration of the condominium] COUNCIL OF UNIT OWNERS OR ITS AUTHORIZED DESIGNEE.

(3) If the unit owner of [two] 2 or more adjacent units or the unit owner of a unit and an adjacent part of another unit transferred in accordance with this subsection desires to consolidate them, the council of unit owners OR ITS AUTHORIZED DESIGNEE may authorize the unit owner to remove all or part of any walls separating the units or portions of them if the removal does not violate any applicable statute or regulation.

11-108.

(b) Any [owner of a] unit OWNER 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.

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.

(c) (1) The council of unit owners shall maintain a current roster of names and addresses of each unit owner to which notice of meetings of the council of unit owners shall be sent.

(2) Each unit owner shall furnish the council of unit owners with his name and current mailing address. No unit owner may vote at meetings of the council of unit owners until this information is furnished.

(3) [No] A regular or special meeting of the council of unit owners may NOT be held [except] on LESS THAN 10 NOR MORE THAN 90 [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.

(4) Unless the bylaws provide otherwise, a quorum is deemed present throughout any meeting of the council of unit owners if persons entitled to cast 25 percent of the total number of votes appurtenant to all units are present in person or by proxy.