

[(h)] (1) The provisions of this section [may be varied or waived in the case of] DO NOT APPLY TO a condominium all of whose units are [restricted to] INTENDED FOR nonresidential use.

11-115.

Subject to the provisions of the declaration OR BYLAWS and other provisions of law, a unit owner:

(1) May make any improvements or alterations to his unit that do not impair the structural integrity or mechanical systems or lessen the support of any portion of the condominium;

(2) May not alter, make additions to, or change the appearance of the common elements, or the exterior appearance of a unit or any other portion of the condominium, without permission of the council of unit owners;

(3) After acquiring an adjoining unit or an adjoining part of an adjoining unit, may remove or alter any intervening partition or create apertures therein, even if the partition in whole or in part is a common element, if those acts do not impair the structural integrity or mechanical systems or lessen the support of any portion of the condominium. However, prior approval shall be given by the [board of directors] COUNCIL OF UNIT OWNERS OR ITS AUTHORIZED DESIGNEE and an amendment to the declaration and plat(s) shall be filed among the land records of the county in which the condominium is located under the name of the condominium. Removal of partitions or creation of apertures under this paragraph is not an alteration of boundaries.

11-116.

(c) Every record, INCLUDING INSURANCE POLICIES, kept by the council of unit owners shall be maintained in Maryland or within 50 miles of its borders and shall be available at some place designated by the board within the county [or Baltimore City] where the condominium is located for examination and copying by any unit owner, his mortgagee, and their respective duly authorized agents or attorneys, during normal business hours, and after reasonable notice.

11-119.

(d) (1) Following the first annual meeting of the condominium, the council of unit owners shall register with the Department of Assessments and Taxation. The council of unit owners shall provide the Department with the names and mailing addresses of the condominium's officers and