

directors. THE INITIAL REGISTRATION FEE TO BE PAID TO THE DEPARTMENT IS \$10.

(2) An updated list, including the name and address of the resident agent and managing agent, if any, shall be provided to the Department on the following April 15 and each April 15 thereafter. THE FEE FOR FILING THE UPDATED LIST, TO BE PAID TO THE DEPARTMENT, IS \$10.

11-121.

[The provisions of § 10-301 of this article apply to the taking of any] ANY deposits TAKEN in connection with the sale BY A DEVELOPER of units in a condominium intended for residential use SHALL BE DEPOSITED OR HELD IN AN ESCROW ACCOUNT AS PROVIDED IN § 10-301 OF THIS ARTICLE, UNLESS A CORPORATE SURETY BOND IS OBTAINED AND MAINTAINED AS PROVIDED IN § 10-301 OF THIS ARTICLE.

11-123.

(a) Except in the case of a taking of all the units by eminent domain [(\$ 11-115)] (§ 11-112), a condominium may be terminated only by agreement of unit owners of units to which at least 80 percent of the votes in the council of unit owners are allocated, or any larger percentage the declaration specifies. The declaration may specify a smaller percentage only if all of the units in the condominium are restricted exclusively to nonresidential uses.

11-125.

(e) The council of unit owners OR ITS AUTHORIZED DESIGNEE [its agents and employees, and other unit owners] shall have an irrevocable right and an easement to enter units to make repairs [to common elements] when the repairs reasonably appear necessary for public safety or to prevent damage to other portions of the condominium. Except in cases involving manifest danger to public safety or property, the council of unit owners shall make a reasonable effort to give notice to the owner of any unit to be entered for the purpose of [such maintenance and] repair. If damage is inflicted on the common elements or any unit through which access is taken, [the unit owner responsible for the damage, or] the council of unit owners [if it is responsible,] is liable for the prompt repair. An entry by the council of unit owners for the purposes specified in this subsection may not be considered a trespass.

(F) THE DECLARATION OR BYLAWS MAY GIVE THE COUNCIL OF UNIT OWNERS AUTHORITY TO GRANT SPECIFIC EASEMENTS, RIGHT-OF-WAY, LICENSES, AND SIMILAR INTERESTS AFFECTING THE COMMON ELEMENTS OF THE CONDOMINIUM IF THE GRANT IS APPROVED BY THE AFFIRMATIVE VOTE OF UNIT OWNERS HAVING 66 2/3 PERCENT