

~~(ii)~~ (III) THE COURT MAY AMEND REFORM THE DECLARATION TO CORRECT THE ERROR OR OMISSION AS THE COURT CONSIDERS APPROPRIATE-- , IF:

1. THE COUNCIL OF UNIT OWNERS GIVES NOTICE OF THE FILING OF THE PETITION TO EACH MORTGAGEE AND UNIT OWNER WITHIN 15 DAYS OF FILING;

2. THE COUNCIL OF UNIT OWNERS FILES AN AFFIDAVIT WITH THE COURT STATING THAT THE CONDITIONS OF SUBPARAGRAPH (II) OF THIS PARAGRAPH HAVE BEEN MET;

3. THE COUNCIL OF UNIT OWNERS PROVES, BY A PREPONDERANCE OF THE EVIDENCE, THAT THERE IS AN ERROR OR OMISSION AS PROVIDED IN SUBPARAGRAPH (I) OF THIS PARAGRAPH;

4. ANY MORTGAGEE WITH AN INTEREST IN THE CONDOMINIUM IS PERMITTED TO INTERVENE IN THE PROCEEDINGS UPON FILING A MOTION TO INTERVENE AS PROVIDED IN THE MARYLAND RULES;

5. THE REFORMATION DOES NOT SUBSTANTIALLY IMPAIR THE PROPERTY RIGHTS OF ANY UNIT OWNER OR MORTGAGEE; AND

6. THE COURT ISSUES AN ORDER OF REFORMATION.

(IV) A FINAL ORDER OF REFORMATION MAY BE APPEALED BY ANY PARTY WITHIN 30 DAYS OF ITS ISSUANCE. AN ORDER OF REFORMATION MAY NOT BE RECORDED UNTIL THE APPEAL PERIOD HAS LAPSED OR ALL APPEALS HAVE BEEN COMPLETED.

(3) An amendment OR ORDER OF REFORMATION becomes effective on recordation in the same manner as the declaration. IF THE CONDOMINIUM IS REGISTERED WITH THE SECRETARY OF STATE, THE COUNCIL OF UNIT OWNERS SHALL FILE A COPY OF THE ORDER OF REFORMATION WITH THE SECRETARY OF STATE WITHIN 15 DAYS OF RECORDATION.

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(e) (1) Except as PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION OR otherwise provided in this title, the condominium plat may be amended only with the written consent of every unit owner and mortgagee.

(2) (I) A UNIT OWNER OR THE COUNCIL OF UNIT OWNERS MAY PETITION THE CIRCUIT COURT IN EQUITY FOR THE COUNTY IN WHICH THE CONDOMINIUM IS LOCATED TO CORRECT AN ERROR OR OMISSION IN THE CONDOMINIUM--PLAT AN IMPROPER DESCRIPTION OF THE UNITS OR COMMON ELEMENTS.

(II) THE PETITION MAY BE BROUGHT ONLY IF:

1. THE UNIT OWNERS, AT A SPECIAL MEETING CALLED FOR THAT PURPOSE, VOTE TO PETITION THE COURT TO CORRECT A