

In a voluntary grant the grantee shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor for his share of the common expenses up to the time of the voluntary grant for which a statement of condominium lien is recorded, without prejudice to the rights of the grantee to recover from the grantor the amounts paid by the grantee for such assessments. Liability for assessments may not be avoided by waiver of the use or enjoyment of any common element or by abandonment of the unit for which the assessments are made.

(d) Any assessment, until paid, together with interest, late charges, if any, and actual costs of collection, and reasonable attorney's fees, constitutes a lien on the unit on which it is assessed, if a statement of lien is recorded within 2 years after the date the assessment becomes due. THE PROVISIONS OF THIS SECTION ARE COMPLIED WITH. The recordation of a grant of a unit for value extinguishes the right of the council of unit owners thereafter to file a statement of CREATE A condominium lien for assessments, or installments thereof, due prior to the recordation of the grant. The lien shall be effective against a unit from and after the time a statement of condominium lien is recorded among the land records of the county where the unit is located, stating the description of the unit, the name of the record owner, the amount due and the period for which the assessment was due. The clerk shall index the statement of condominium lien under the name of the record owner in the grantor index and in the block index if one is maintained by the clerk. The statement of condominium lien shall be signed and verified by an officer or agent of the council of unit owners as specified in the bylaws and then may be recorded. On full payment of the assessment and other permitted amounts for which the lien is claimed the unit owner shall be entitled to a recordable satisfaction of the lien in any form used for the release of mortgages in the county in which the condominium is located. Fees and charges imposed under § 11-109(d) and fines imposed under § 11-113 are enforceable as assessments under this section.

(E) IN ORDER TO ESTABLISH A LIEN UNDER THIS SECTION, THE COUNCIL SHALL GIVE NOTICE TO THE UNIT OWNER OF ITS INTENTION TO FILE A PETITION TO ESTABLISH A LIEN AND, AT LEAST 30 DAYS AFTER SUCH NOTICE IS PERSONALLY SERVED, MAILED, OR POSTED AS PROVIDED BELOW, SHALL FILE PROCEEDINGS IN THE CIRCUIT COURT FOR THE COUNTY WHERE THE UNIT OR PART OF THE UNIT IS LOCATED WITHIN 2 YEARS AFTER ANY AMOUNTS PAYABLE UNDER SUBSECTION (D) HAVE BECOME DUE. NOTICE SHALL BE PERSONALLY SERVED OR GIVEN BY CERTIFIED MAIL, POSTAGE PREPAID, RETURN RECEIPT REQUESTED, DELIVER TO ADDRESSEE ONLY TO THE ADDRESS SUPPLIED TO THE COUNCIL UNDER § 11-109 OF THIS SUBTITLE. IF THERE IS NO POSTAL RECEIPT RETURNED INDICATING RECEIPT BY THE UNIT OWNER THEN THE COUNCIL MAY SERVE NOTICE OF ITS INTENT TO ESTABLISH A LIEN BY POSTING THE NOTICE PROMINENTLY ON THE UNIT. THE PROCEEDINGS SHALL BE COMMENCED BY FILING WITH THE CLERK, THE FOLLOWING:

(1) A PETITION TO ESTABLISH THE LIEN, WHICH SHALL SET FORTH AT LEAST THE FOLLOWING: