

WHEREAS, It is prudent for prospective condominium buyers to understand the documents that will bind or affect them; and

WHEREAS, Condominium documents drafted in language easily understood by the general public would facilitate condominium administration by the board of directors of a condominium, whose members usually are unskilled in the law, and would facilitate understanding by owners and prospective buyers of condominiums; and

WHEREAS, Condominium documents often are drafted in a manner that is not readily understandable by the average owner or prospective buyer of a condominium; now, therefore, be it

RESOLVED BY THE GENERAL ASSEMBLY OF MARYLAND, That those who draft condominium documents are encouraged to draft them in a manner that is easily comprehensible by the general public; and be it further.

RESOLVED, That those who draft condominium documents are encouraged to divide and caption the condominium documents to facilitate reading and reference, and to write in a clear, concise, and coherent manner, using sentences and paragraphs of moderate length, and, where possible, using words of commonly understood meanings; and be it further

RESOLVED, That those who draft condominium documents are encouraged to include in the documents definitions of words that are not commonly understood, if it is necessary to use the words and if the definition is not so lengthy or complex that it would unduly burden the text and frustrate the purpose of this Resolution; and be it further

RESOLVED, That copies of this Resolution be forwarded by the Department of Legislative Reference to the Honorable Harry Hughes, Governor of Maryland; the President, Maryland State Bar Association, 207 E. Redwood St., Suite 905, Baltimore, MD 21202-9956; and the President, Maryland Home Builders Association, 920 Providence Rd., Towson, MD 21204.

Signed May 13, 1986.

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