

Article - Real Property

TITLE 11B.

MARYLAND HOMEOWNERS ASSOCIATION ACT

11B-101.

(A) IN THIS TITLE THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED, UNLESS THE CONTEXT REQUIRES OTHERWISE.

(B) "COMMON AREAS" MEANS PROPERTY WHICH IS OWNED OR LEASED BY A HOMEOWNERS ASSOCIATION.

(C) "DECLARANT" MEANS ANY PERSON WHO SUBJECTS PROPERTY TO A DECLARATION.

(D) (1) "DECLARATION" MEANS AN INSTRUMENT, HOWEVER DENOMINATED, RECORDED AMONG THE LAND RECORDS OF THE COUNTY IN WHICH THE PROPERTY OF THE DECLARANT IS LOCATED, THAT CREATES THE AUTHORITY FOR A HOMEOWNERS ASSOCIATION TO IMPOSE ON LOTS, OR ON THE OWNERS OR OCCUPANTS OF LOTS, OR ON ANOTHER HOMEOWNERS ASSOCIATION, CONDOMINIUM, OR COOPERATIVE HOUSING CORPORATION ANY MANDATORY FEE IN CONNECTION WITH THE PROVISION OF SERVICES OR OTHERWISE FOR THE BENEFIT OF SOME OR ALL OF THE LOTS, THE OWNERS OR OCCUPANTS OF LOTS, OR THE COMMON AREAS.

(2) "DECLARATION" INCLUDES ANY AMENDMENT OR SUPPLEMENT TO THE INSTRUMENTS DESCRIBED IN PARAGRAPH (1) OF THIS SUBSECTION.

(E) (1) "DEVELOPMENT" MEANS PROPERTY SUBJECT TO A DECLARATION.

(2) "DEVELOPMENT" INCLUDES PROPERTY COMPRISING A CONDOMINIUM OR COOPERATIVE HOUSING CORPORATION TO THE EXTENT THAT THE PROPERTY IS PART OF A DEVELOPMENT.

(3) "DEVELOPMENT" DOES NOT INCLUDE A COOPERATIVE HOUSING CORPORATION OR A CONDOMINIUM.

(F) (1) "HOMEOWNERS ASSOCIATION" MEANS A PERSON HAVING THE AUTHORITY TO ENFORCE THE PROVISIONS OF A DECLARATION.

(2) "HOMEOWNERS ASSOCIATION" INCLUDES AN INCORPORATED OR UNINCORPORATED ASSOCIATION.

(G) (1) "LOT" MEANS ANY PLOT OR PARCEL OF LAND ON WHICH A DWELLING IS LOCATED OR WILL BE LOCATED WITHIN A DEVELOPMENT.

(2) "LOT" INCLUDES A UNIT WITHIN A CONDOMINIUM OR COOPERATIVE HOUSING CORPORATION IF THE CONDOMINIUM OR COOPERATIVE HOUSING CORPORATION IS PART OF A DEVELOPMENT.