

conforms to any conditions which are reasonable to protect the safety, functioning, and appearance of the premises.

(3) BY MAJORITY VOTE, THE BOARD OF DIRECTORS MAY GRANT TO THE STATE PERPETUAL EASEMENTS, RIGHTS-OF-WAY, LICENSES, LEASES IN EXCESS OF 1 YEAR, OR SIMILAR INTERESTS AFFECTING THE COMMON ELEMENTS OF THE CONDOMINIUM FOR BULKHEAD CONSTRUCTION, DUNE CONSTRUCTION OR RESTORATION, BEACH REPLENISHMENT, OR PERIODIC MAINTENANCE AND REPLACEMENT CONSTRUCTION, ON MARYLAND'S OCEAN BEACHES, INCLUDING RIGHTS IN THE STATE TO RESTRICT ACCESS TO DUNE AREAS. THESE ACTIONS BY THE BOARD OF DIRECTORS ARE SUBJECT TO THE FOLLOWING REQUIREMENTS:

(I) THE ACTION SHALL BE TAKEN AT A MEETING OF THE BOARD HELD AFTER AT LEAST 30-DAYS' NOTICE TO ALL UNIT OWNERS AND MORTGAGEES OF RECORD WITH THE CONDOMINIUM; AND

(II) AT THE MEETING, THE BOARD MAY NOT ACT UNTIL ALL UNIT OWNERS AND MORTGAGEES SHALL BE AFFORDED A REASONABLE OPPORTUNITY TO PRESENT THEIR VIEWS ON THE PROPOSED EASEMENT, RIGHT-OF-WAY, LICENSE, LEASE, OR SIMILAR INTEREST.

[(3)] (4) The action of the board of directors granting any [such] easement, right-of-way, license, lease, or similar interest under paragraph (2) OR (3) of this subsection shall not be final until the following have occurred:

(i) Within 15 days after the vote by the board to grant an easement, right-of-way, license, lease, or similar interest, a petition may be filed with the board of directors signed by the unit owners having at least 15 percent of the votes calling for a special meeting of unit owners to vote on the question of a disapproval of the action of the board of directors granting such easement, right-of-way, license, lease, or similar interest. If no such petition is received within 15 days, the decision of the board shall be final;

(ii) If a qualifying petition is filed, a special meeting shall be held no less than 15 days or more than 30 days from receipt of the petition. At the special meeting, if a quorum is not present, the decision of the board of directors shall be final;

(iii) 1. If a special meeting is held and 50 percent of the unit owners present and voting disapprove the grant, and the unit owners voting to disapprove the grant are more than 33 percent of the total votes in the condominium, then the grant shall be void;

2. If the vote of the unit owners is not more than 33 percent of the total votes in the condominium, the decision of the board or council to make the grant shall be final;