

(c) The percentage interest provided in subsections (a) and (b) OF THIS SECTION may be identical or may vary. The percentage interests shall have a permanent character and, except as specifically provided by this title, may not be changed without the written consent of all of the unit owners and their mortgagees. Any change shall be evidenced by an amendment to the declaration, recorded among the appropriate land records. The percentage interests may not be separated from the unit to which they appertain. Any instrument, matter, circumstance, action, occurrence, or proceeding in any manner affecting a unit also shall affect, in like manner, the percentage interests appurtenant to the unit.

DRAFTER'S NOTE:

Error: Stylistic error in § 11-107(c) of the Real Property Article.

Occurred: Ch. 641, Acts of 1974.

11-108.

(a) The common elements may be used only for the purposes for which they were intended and, except as provided in the declaration, the common elements shall be subject to mutual rights of support, access, use, and enjoyment by all unit owners. However, subject to the provisions of subsection (b) OF THIS SECTION, any portion of the common elements designated as limited common elements shall be used only by the unit owner of the unit to which their use is limited in the declaration or condominium plat.

DRAFTER'S NOTE:

Error: Stylistic error in § 11-108(a) of the Real Property Article.

Occurred: Ch. 786, Acts of 1975.

11-109.

(d) The council of unit owners may be either incorporated as a nonstock corporation or unincorporated and it is subject to those provisions of Title 5, Subtitle 2 of the Corporations and Associations Article of the Code which are not inconsistent with this title. The council of unit owners has, subject to any provision of this title, the declaration, and bylaws, the following powers: