

11-103.

(c) (1) Except FOR A CORRECTIVE AMENDMENT UNDER § 11-103.1 OF THIS SUBTITLE OR as provided in paragraph (2) of this subsection, the declaration may be amended only with the written consent of 80 percent of the unit owners listed on the current roster. Amendments under this section are subject to the following limitations:

(i) Except to the extent expressly permitted or expressly required by other provisions of this title, an amendment to the declaration may not change the boundaries of any unit, the undivided percentage interest in the common elements of any unit, the liability for common expenses or rights to common profits of any unit, or the number of votes in the council of unit owners of any unit without the written consent of every unit owner and mortgagee.

(ii) An amendment to the declaration may not modify in any way rights expressly reserved for the benefit of the developer or provisions required by any governmental authority or for the benefit of any public utility.

(iii) Except to the extent expressly permitted by the declaration, an amendment to the declaration may not change residential units to nonresidential units or change nonresidential units to residential units without the written consent of every unit owner and mortgagee.

(iv) Except as otherwise expressly permitted by this title and by the declaration, an amendment to the declaration may not redesignate general common elements as limited common elements without the written consent of every unit owner and mortgagee.

(v) No provision of this title shall be construed in derogation of any requirement in the declaration or bylaws that all or a specified number of the mortgagees of the condominium units approve specified actions contemplated by the council of unit owners.

11-103.1.

(A) UNLESS THE DECLARATION OR BYLAWS PROVIDE OTHERWISE AND SUBJECT TO SUBSECTIONS (B) AND (C) OF THIS SECTION, THE COUNCIL OF UNIT OWNERS OR THE BOARD OF DIRECTORS MAY EXECUTE AND RECORD AN AMENDMENT TO THE DECLARATION, BYLAWS, OR PLAT, TO CORRECT:

(1) A TYPOGRAPHICAL ERROR OR OTHER ERROR IN THE PERCENTAGE INTERESTS OR NUMBER OF VOTES APPURTENANT TO ANY UNIT;

(2) A TYPOGRAPHICAL ERROR OR OTHER INCORRECT REFERENCE TO ANOTHER PRIOR RECORDED DOCUMENT; OR

(3) A TYPOGRAPHICAL ERROR OR OTHER INCORRECT UNIT DESIGNATION OR ASSIGNMENT OF LIMITED COMMON ELEMENTS IF THE AFFECTED UNIT OWNERS AND THEIR MORTGAGEES CONSENT IN WRITING TO THE AMENDMENT, AND THE CONSENT DOCUMENTS ARE RECORDED WITH THE AMENDMENT.