

FOR the purpose of ~~altering a certain time period during which a developer may expand a condominium in Calvert County~~ providing that in Calvert County a right shall be deemed reserved in a condominium developer to expand a condominium for a certain amount of time; providing for the termination of this Act; and generally relating to the Maryland Condominium Act.

BY repealing and reenacting, with amendments,

Article - Real Property

Section 11-120(b)

Annotated Code of Maryland

(1996 Replacement Volume and 1999 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Real Property

11-120.

(b) The reservation of the right to expand a condominium is subject to the conditions provided in this subsection.

(1) The declaration establishing the condominium shall describe each parcel of property which may be included in each section to be added to the condominium. This description may be made by reference to the condominium plat.

(2) The declaration establishing the condominium shall show:

(i) The maximum number of units which may be added; and

(ii) The percentage interests in the common elements, the percentage interests in the common expenses and common profits, and the number of votes appurtenant to each unit following the addition of each section of property to the condominium, if added. The percentage interests in the common elements and in common expenses and common profits, and the number of votes that each unit owner will have may be shown by reference to a formula or other appropriate method of determining them following each expansion of the condominium.

(3) The condominium plat for the original condominium shall include, in general terms, the outlines of the land, buildings, and common elements of each successive section that may be added to the condominium.

(4) (I) [In] EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH, IN the declaration establishing the condominium a right shall be reserved in the developer for a period, not exceeding 10 years from the date of recording of the declaration, to add to the condominium any successive section described in the declaration and in the condominium plat.

(II) IN CALVERT COUNTY, IN ~~THE DECLARATION ESTABLISHING A CONDOMINIUM~~ AN EXISTING OR NEW DECLARATION FOR THE CONDOMINIUM AND NOTWITHSTANDING ANYTHING CONTAINED IN THE DECLARATION TO THE CONTRARY, A RIGHT SHALL BE DEEMED RESERVED IN THE DEVELOPER FOR A