

[(m)] (N) "Property" means unimproved land, land together with improvements thereon, improvements without the underlying land, or riparian or littoral rights associated with land. Property may consist of noncontiguous parcels or improvements.

[(n)] (O) "Rental facility" means property containing dwelling units intended to be leased to persons who occupy the dwellings as their residences.

[(o)] (P) "Unit" means a three-dimensional space identified as such in the declaration and on the condominium plat and shall include all improvements contained within the space except those excluded in the declaration, the boundaries of which are established in accordance with § 11-103(a)(3) of this title. A unit may include 2 or more noncontiguous spaces.

[(p)] (Q) "Unit owner" means the person, or combination of persons, who hold legal title to a unit. A mortgagee or a trustee designated under a deed of trust, as such, may not be deemed a unit owner.

11-108.

(a) [The] SUBJECT TO THE PROVISIONS OF SUBSECTION (C) OF THIS SECTION, 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.

(b) Any unit owner or any group of unit owners of units to which the use of any limited common element is exclusively restricted may grant by deed the exclusive use, or the joint use in common with one or more of the grantors, of the limited common elements to any one or more unit owners. A copy of the deed shall be furnished to the council of unit owners.

~~(C) SUBJECT TO REASONABLE RULES ADOPTED BY THE GOVERNING BODY UNDER § 11-111 OF THIS SUBTITLE, ALL UNIT OWNERS MAY ASSEMBLE IN THE GENERAL COMMON ELEMENTS OR IN ANY BUILDING OR FACILITY IN THE GENERAL COMMON ELEMENTS FOR THE PURPOSE OF CONSIDERING AND DISCUSSING THE OPERATION OF AND MATTERS RELATING TO THE OPERATION OF THE CONDOMINIUM.~~

(1) THIS SUBSECTION DOES NOT APPLY TO ANY MEETINGS OF UNIT OWNERS OCCURRING AT ANY TIME BEFORE THE UNIT OWNERS ELECT OFFICERS OR A BOARD OF DIRECTORS IN ACCORDANCE WITH § 11-109(C)(16) OF THIS TITLE.

(2) SUBJECT TO REASONABLE RULES ADOPTED BY THE GOVERNING BODY UNDER § 11-111 OF THIS SUBTITLE, UNIT OWNERS MAY MEET FOR THE PURPOSE OF CONSIDERING AND DISCUSSING THE OPERATION OF AND MATTERS RELATING TO THE OPERATION OF THE CONDOMINIUM IN ANY COMMON ELEMENTS