

~~(1) IN ALL GENERAL COMMON ELEMENTS AND IN ANY BUILDING OR FACILITY LOCATED IN THE GENERAL COMMON ELEMENTS, SUBJECT TO REASONABLE RULES CONCERNING TIME, PLACE, AND MANNER ADOPTED BY THE GOVERNING BODY UNDER § 11-111 OF THIS SUBTITLE; AND~~

~~(2) IN ANY MANNER THAT A GOVERNING BODY DISTRIBUTES INFORMATION AND CIRCULATES PETITIONS TO UNIT OWNERS.~~

~~(B) THE COSTS OF DUPLICATION, DISTRIBUTION, OR REMOVAL OF MATERIALS PREPARED BY A UNIT OWNER SHALL BE THE RESPONSIBILITY OF THOSE DISTRIBUTEING THE INFORMATION OR CIRCULATING THE PETITIONS.~~

~~(C) THIS SECTION MAY NOT BE CONSTRUED TO REQUIRE THE GOVERNING BODY TO DUPLICATE OR DISTRIBUTE MATERIAL PREPARED BY A UNIT OWNER.~~

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

(B) IN THIS SECTION, THE DOOR-TO-DOOR DISTRIBUTION OF ANY OF THE FOLLOWING INFORMATION OR MATERIALS MAY NOT BE CONSIDERED A DISTRIBUTION FOR PURPOSES OF DETERMINING THE MANNER IN WHICH A GOVERNING BODY DISTRIBUTES INFORMATION OR MATERIALS UNDER THIS SECTION:

(1) ANY INFORMATION OR MATERIALS REFLECTING THE ASSESSMENTS IMPOSED ON UNIT OWNERS IN ACCORDANCE WITH A RECORDED COVENANT, THE DECLARATION, BYLAW, OR RULE OF THE CONDOMINIUM; AND

(2) ANY MEETING NOTICES OF THE GOVERNING BODY.

(C) EXCEPT FOR REASONABLE RESTRICTIONS TO THE TIME OF DISTRIBUTION, A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A DECLARATION, OR A PROVISION OF THE BYLAWS OR RULES OF A CONDOMINIUM MAY NOT RESTRICT A UNIT OWNER FROM DISTRIBUTEING WRITTEN INFORMATION OR MATERIALS REGARDING THE OPERATION OF OR MATTERS RELATING TO THE OPERATION OF THE CONDOMINIUM IN ANY MANNER OR PLACE THAT THE GOVERNING BODY DISTRIBUTEING WRITTEN INFORMATION OR MATERIALS.

11B-101.

(a) In this title the following words have the meanings indicated, unless the context requires otherwise.

(b) "Common areas" means property which is owned or leased by a homeowners association.

(c) "Declarant" means any person who subjects property to a declaration.

(d) (1) "Declaration" means an instrument, however denominated, recorded among the land records of the county in which the property of the declarant is located, that creates the authority for a homeowners association to impose on lots, or on the owners or occupants of lots, or on another homeowners association, condominium, or