

(2) "Lot" includes a unit within a condominium or cooperative housing corporation if the condominium or cooperative housing corporation is part of a development.

[(i)] (J) "Primary development" means a development such that the purchaser of a lot will pay fees directly to its homeowners association.

[(j)] (K) "Recorded covenants and restrictions" means any instrument of writing which is recorded in the land records of the jurisdiction within which a lot is located, and which instrument governs or otherwise legally restricts the use of such lot.

[(k)] (L) "Related development" means a development such that the purchaser of a lot will pay fees to the homeowners association of such development through the homeowners association of a primary development or another development.

[(l)] (M) "Unaffiliated declarant" means a person who is not affiliated with the vendor of a lot but who has subjected such property to a declaration required to be disclosed by this title.

11B-111.

Except as provided in this title, and notwithstanding anything contained in any of the documents of the homeowners association:

(1) Subject to the provisions of paragraph [(3)] (4) of this section, all meetings of the homeowners association, including meetings of the board of directors or other governing body of the homeowners association or a committee of the homeowners association, shall be open to all members of the homeowners association or their agents;

(2) All members of the homeowners association shall be given reasonable notice of all regularly scheduled open meetings of the homeowners association;

~~(3) SUBJECT TO REASONABLE RULES ADOPTED BY THE GOVERNING BODY, A GOVERNING BODY OR COMMITTEE SHALL PROVIDE A DESIGNATED PERIOD OF TIME DURING A MEETING TO ALLOW LOT OWNERS AN OPPORTUNITY TO COMMENT ON ANY MATTER RELATING TO THE HOMEOWNERS ASSOCIATION;~~

(3) (I) THIS PARAGRAPH DOES NOT APPLY TO ANY MEETING OF A HOMEOWNERS ASSOCIATION GOVERNING BODY THAT OCCURS AT ANY TIME BEFORE THE LOT OWNERS, OTHER THAN THE DEVELOPER, HAVE A MAJORITY OF VOTES IN THE HOMEOWNERS ASSOCIATION, AS PROVIDED IN THE DECLARATION;

(II) SUBJECT TO SUBPARAGRAPH (III) OF THIS PARAGRAPH AND TO REASONABLE RULES ADOPTED BY A GOVERNING BODY, A GOVERNING BODY SHALL PROVIDE A DESIGNATED PERIOD OF TIME DURING A MEETING TO ALLOW LOT OWNERS AN OPPORTUNITY TO COMMENT ON ANY MATTER RELATING TO THE HOMEOWNERS ASSOCIATION;