

CONDOMINIUM PLAT BY A LETTER OR NUMBER, OR A COMBINATION OF THEM, OR OTHER APPROPRIATE DESIGNATION.

(D) A CONDOMINIUM PLAT IS SUFFICIENT FOR THE PURPOSES OF THIS TITLE IF THERE IS ATTACHED TO, OR INCLUDED IN IT, A CERTIFICATE OF A CIVIL ENGINEER OR LICENSED LAND SURVEYOR AUTHORIZED TO PRACTICE HIS PROFESSION IN THE STATE THAT (I) THE PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND (II) THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

11-106. STATUS AND DESCRIPTION OF UNITS.

(A) EACH UNIT IN A CONDOMINIUM HAS ALL OF THE INCIDENTS OF REAL PROPERTY.

(B) A DESCRIPTION IN ANY DEED OR OTHER INSTRUMENT AFFECTING TITLE TO ANY UNIT WHICH MAKES REFERENCE TO THE LETTER OR NUMBER OR OTHER APPROPRIATE DESIGNATION ON THE CONDOMINIUM PLAT TOGETHER WITH A REFERENCE TO THE PLAT SHALL BE A GOOD AND SUFFICIENT DESCRIPTION FOR ALL PURPOSES.

11-107. PERCENTAGE INTERESTS.

(A) EACH UNIT OWNER SHALL OWN AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS EQUAL TO THAT SET FORTH IN THE DECLARATION. EXCEPT AS SPECIFICALLY PROVIDED IN THIS TITLE, THE COMMON ELEMENTS SHALL REMAIN UNDIVIDED. EXCEPT AS PROVIDED IN THIS TITLE, NO UNIT OWNER, NOR ANY OTHER PERSON, MAY BRING A SUIT FOR PARTITION OF THE COMMON ELEMENTS, AND ANY COVENANT OR PROVISION IN ANY DECLARATION, BY-LAWS, OR OTHER INSTRUMENT TO THE CONTRARY IS VOID.

(B) EACH UNIT OWNER SHALL HAVE A PERCENTAGE INTEREST IN THE COMMON EXPENSES AND COMMON PROFITS OF THE CONDOMINIUM EQUAL TO THAT SET FORTH IN THE DECLARATION.

(C) THE PERCENTAGE INTEREST PROVIDED IN SUBSECTIONS (A) AND (B) MAY BE IDENTICAL OR MAY VARY. THE PERCENTAGE INTERESTS SHALL HAVE A PERMANENT CHARACTER AND, EXCEPT AS SPECIFICALLY PROVIDED BY THIS TITLE, MAY NOT BE CHANGED WITHOUT THE WRITTEN CONSENT OF ALL OF THE UNIT OWNERS AND THEIR MORTGAGEES. ANY CHANGE SHALL BE EVIDENCED BY AN AMENDMENT TO THE DECLARATION, RECORDED AMONG THE APPROPRIATE LAND RECORDS. THE PERCENTAGE INTERESTS MAY NOT BE SEPARATED FROM THE UNIT TO WHICH THEY APPERTAIN. ANY INSTRUMENT, MATTER, CIRCUMSTANCE, ACTION, OCCURRENCE, OR PROCEEDING IN ANY MANNER AFFECTING A UNIT ALSO SHALL AFFECT, IN LIKE MANNER, THE PERCENTAGE INTERESTS APPURTENANT TO THE UNIT.