

(D) (1) NOTWITHSTANDING ANY OTHER PROVISION OF THIS TITLE, BUT SUBJECT TO ANY PROVISION IN THE DECLARATION OR BY-LAWS, A UNIT OWNER MAY (I) GRANT BY DEED PART OF A UNIT AND INCORPORATE IT AS PART OF ANOTHER UNIT IF A PORTION OF THE PERCENTAGE INTERESTS OF THE GRANTOR IS GRANTED TO THE GRANTEE AND THE GRANT IS EVIDENCED BY AN AMENDMENT TO THE DECLARATION SPECIFICALLY DESCRIBING THE PART GRANTED, THE PERCENTAGE INTERESTS REALLOCATED AND THE NEW PERCENTAGE INTEREST OF THE GRANTOR AND THE GRANTEE; AND (II) SUBDIVIDE HIS UNIT INTO TWO OR MORE UNITS IF THE ORIGINAL PERCENTAGE INTERESTS AND VOTES APPURTENANT TO THE ORIGINAL UNIT ARE ALLOCATED TO THE RESULTING UNITS AND THE SUBDIVISION IS EVIDENCED BY AN AMENDMENT TO THE DECLARATION DESCRIBING THE RESULTING UNITS AND THE PERCENTAGE INTERESTS AND VOTES ALLOCATED TO EACH UNIT.

(2) WHEN APPROPRIATE, A PLAT MAY BE ATTACHED TO THE AMENDMENT. THE TRANSFER OR SUBDIVISION MAY BE MADE WITHOUT THE CONSENT OF ALL OF THE UNIT OWNERS IF THE AMENDMENT TO THE DECLARATION IS EXECUTED BY THE UNIT OWNERS OF THE UNITS INVOLVED AND BY THE PERSON OR ENTITY DESIGNATED IN THE BY-LAWS TO BE IN CHARGE OF THE ADMINISTRATION OF THE CONDOMINIUM.

(3) IF THE UNIT OWNER OF TWO OR MORE ADJACENT UNITS OR THE UNIT OWNER OF A UNIT AND AN ADJACENT PART OF ANOTHER UNIT TRANSFERRED IN ACCORDANCE WITH THIS SUBSECTION DESIRES TO CONSOLIDATE THEM, THE COUNCIL OF UNIT OWNERS MAY AUTHORIZE THE UNIT OWNER TO REMOVE ALL OR PART OF ANY WALLS SEPARATING THE UNITS OR PORTIONS OF THEM IF THE REMOVAL DOES NOT VIOLATE ANY APPLICABLE STATUTE OR REGULATION.

11-108. USE OF COMMON ELEMENTS.

(A) THE COMMON ELEMENTS MAY BE USED ONLY FOR THE PURPOSES FOR WHICH THEY WERE INTENDED AND, EXCEPT AS PROVIDED IN THE DECLARATION OR BY-LAWS, THE COMMON ELEMENTS SHALL BE SUBJECT TO MUTUAL RIGHTS OF SUPPORT, ACCESS, USE, AND ENJOYMENT BY ALL UNIT OWNERS. HOWEVER, 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, BY-LAWS, OR CONDOMINIUM PLAT.

(B) ANY UNIT OWNER OF A UNIT TO WHICH THE USE OF ANY LIMITED COMMON ELEMENT IS RESTRICTED MAY GRANT BY DEED THE USE OF THE LIMITED COMMON ELEMENT TO ANY OTHER UNIT OWNER. THEREAFTER, THE GRANTOR SHALL HAVE NO FURTHER RIGHT TO USE THE LIMITED COMMON ELEMENT.

11-109. COUNCIL OF UNIT OWNERS.