

(1) A UNIT OWNER'S RIGHT TO POSSESS, USE, OR ENJOY [SPECIFIC] PROPERTY OF THE COUNCIL OF UNIT OWNERS SHALL BE AS PROVIDED IN THE BY-LAWS; AND

(2) A UNIT OWNER'S INTEREST IN THE PROPERTY IS NOT ASSIGNABLE OR ATTACHABLE SEPARATE FROM HIS UNIT EXCEPT AS PROVIDED IN §§[11-107(B)] 11-107(D) AND 11-112(G).

11-110. COMMON EXPENSES AND COMMON PROFITS.

(A) ALL COMMON PROFITS OF THE CONDOMINIUM SHALL BE DISBURSED TO THE UNIT OWNERS, BE CREDITED TO THEIR ASSESSMENTS FOR COMMON EXPENSES IN PROPORTION TO THEIR PERCENTAGE INTERESTS IN COMMON PROFITS AND COMMON EXPENSES, OR BE USED FOR ANY OTHER PURPOSE AS THE COUNCIL OF UNIT OWNERS DECIDES.

(B) FUNDS FOR THE PAYMENT OF CURRENT COMMON EXPENSES AND FOR THE CREATION OF RESERVES FOR THE PAYMENT OF FUTURE COMMON EXPENSES SHALL BE OBTAINED BY ASSESSMENTS AGAINST THE UNIT OWNERS IN PROPORTION TO THEIR PERCENTAGE INTERESTS IN COMMON EXPENSES AND COMMON PROFITS.

(C) A UNIT OWNER SHALL BE LIABLE FOR ALL ASSESSMENTS, OR INSTALLMENTS THEREOF, COMING DUE WHILE HE IS THE OWNER OF A UNIT. IN A VOLUNTARY GRANT THE GRANTEE SHALL BE JOINTLY AND SEVERALLY LIABLE WITH THE GRANTOR FOR ALL UNPAID ASSESSMENTS AGAINST THE GRANTOR FOR HIS SHARE OF THE COMMON EXPENSES UP TO THE TIME OF THE VOLUNTARY GRANT FOR WHICH A STATEMENT OF CONDOMINIUM LIEN IS RECORDED, WITHOUT PREJUDICE TO THE RIGHTS OF THE GRANTEE TO RECOVER FROM THE GRANTOR THE AMOUNTS PAID BY THE GRANTEE FOR SUCH ASSESSMENTS. LIABILITY FOR ASSESSMENTS MAY NOT BE AVOIDED BY WAIVER OF THE USE OR ENJOYMENT OF ANY COMMON ELEMENT OR BY ABANDONMENT OF THE UNIT FOR WHICH THE ASSESSMENTS ARE MADE.

(D) ALL ASSESSMENTS, UNTIL PAID, TOGETHER WITH INTEREST ON THEM AND ACTUAL COSTS OF COLLECTION, CONSTITUTE A LIEN ON THE UNITS ON WHICH THEY ARE ASSESSED, IF A STATEMENT OF LIEN IS RECORDED WITHIN TWO YEARS AFTER THE DATE THE ASSESSMENT BECOMES DUE. THE LIEN SHALL BE EFFECTIVE AGAINST A UNIT FROM AND AFTER THE TIME A STATEMENT OF CONDOMINIUM LIEN IS RECORDED AMONG THE LAND RECORDS OF THE COUNTY WHERE THE UNIT IS LOCATED, STATING THE DESCRIPTION OF THE UNIT, THE NAME OF THE RECORD OWNER, THE AMOUNT DUE AND THE PERIOD FOR WHICH THE ASSESSMENT WAS DUE. THE CLERK SHALL INDEX THE STATEMENT OF CONDOMINIUM LIEN UNDER THE NAME OF THE RECORD OWNER IN THE GRANTOR INDEX AND IN THE BLOCK INDEX IF ONE IS MAINTAINED BY THE CLERK. THE STATEMENT OF CONDOMINIUM LIEN SHALL BE SIGNED AND VERIFIED BY AN OFFICER OR AGENT