

(B) ANY MECHANICS' OR MATERIALMEN'S LIEN ARISING AS A RESULT OF REPAIRS TO OR IMPROVEMENTS OF THE COMMON ELEMENTS, IF AUTHORIZED IN WRITING BY THE COUNCIL OF UNIT OWNERS, SHALL BE PAID BY THE COUNCIL AS A COMMON EXPENSE AND UNTIL PAID SHALL BE A LIEN AGAINST EACH UNIT IN PROPORTION TO ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ON PAYMENT OF THE PROPORTIONATE AMOUNT BY ANY UNIT OWNER TO THE LIENOR OR ON THE FILING OF A WRITTEN UNDERTAKING IN THE MANNER SPECIFIED BY RULE BG75 OF THE MARYLAND RULES, THE UNIT OWNER SHALL BE ENTITLED TO A RECORDABLE RELEASE OF HIS UNIT FROM THE LIEN AND THE COUNCIL OF UNIT OWNERS IS NOT ENTITLED TO ASSESS HIS UNIT FOR PAYMENT OF THE REMAINING AMOUNT DUE FOR THE REPAIRS OR IMPROVEMENTS.

11-116. RESIDENT AGENT - SERVICE OF PROCESS.

(A) WHEN ANY PROPERTY IS SUBJECTED TO A CONDOMINIUM REGIME, THE DEVELOPER SHALL APPOINT A RESIDENT AGENT FOR THE CONDOMINIUM WHO SHALL BE A CITIZEN AND ACTUAL RESIDENT OF THE STATE OR A CORPORATION DULY REGISTERED OR QUALIFIED TO DO BUSINESS IN THE STATE. HE SHALL FILE THE NAME AND ADDRESS OF THE RESIDENT AGENT WITH THE DEPARTMENT OF ASSESSMENTS AND TAXATION[[IN THE SAME MANNER AS PROVIDED FOR CORPORATIONS]]. THE NAME OR ADDRESS OF THE RESIDENT AGENT MAY BE CHANGED BY THE COUNCIL OF UNIT OWNERS OR OTHER PROPER AUTHORITY OF THE CONDOMINIUM IN THE SAME MANNER AND TO THE SAME EXTENT THAT NAMES AND ADDRESSES OF [[RESIDENTS]] RESIDENT AGENTS MAY BE CHANGED BY CORPORATIONS. IF THE COUNCIL OF UNIT OWNERS IS INCORPORATED, THE RESIDENT AGENT FOR THE COUNCIL OF UNIT OWNERS SHALL BE THE RESIDENT AGENT FOR THE CONDOMINIUM.

(B) THE DEPARTMENT SHALL KEEP AN INDEX OF THE NAMES AND ADDRESSES OF RESIDENT AGENTS AND SHALL MAKE THE INFORMATION AVAILABLE TO THE PUBLIC ON REQUEST[[, WITHOUT CHARGE]].

(C) SUIT MAY BE BROUGHT BY SERVICE ON THE RESIDENT AGENT IN ACTIONS AGAINST THE COUNCIL OF UNIT OWNERS, OR WHICH ARISE THROUGH ANY CAUSE RELATING TO THE COMMON ELEMENTS.

(D) EXCEPT IN PROPORTION TO HIS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, NO UNIT OWNER PERSONALLY IS LIABLE (1) FOR DAMAGES AS A RESULT OF INJURIES ARISING IN CONNECTION WITH THE COMMON ELEMENTS SOLELY BY VIRTUE OF HIS OWNERSHIP OF A PERCENTAGE INTEREST IN THE COMMON ELEMENTS; OR (2) FOR LIABILITIES INCURRED BY THE COUNCIL OF UNIT OWNERS.

11-117. EXPANDING CONDOMINIUMS.