

(A) EACH CO-OWNER MAY USE THE ELEMENTS HELD IN COMMON IN ACCORDANCE WITH THE PURPOSES FOR WHICH THEY ARE INTENDED, WITHOUT HINDERING OR ENCROACHING UPON THE LAWFUL RIGHTS OF THE OTHER CO-OWNERS.

(B) THE MANAGER OR BOARD OF DIRECTORS, AS THE CASE MAY BE, SHALL HAVE AN IRREVOCABLE RIGHT AND AN EASEMENT TO ENTER UNITS TO MAKE REPAIRS TO COMMON ELEMENTS WHEN REPAIRS REASONABLY APPEAR TO BE NECESSARY FOR PUBLIC SAFETY OR TO PREVENT DAMAGE TO PROPERTY OTHER THAN THE UNIT.

11-108. RECORDATION OF MASTER DEED OR LEASE; RECORDATION AND TAXATION OF INSTRUMENTS AFFECTING TITLE TO UNITS.

(A) A MASTER DEED OR LEASE SHALL BE RECORDED IN THE SAME MANNER AND SUBJECT TO THE SAME PROVISIONS OF LAW AS ARE DEEDS. NO STATE OR LOCAL TRANSFER OR RECORDATION TAX UPON THE VALUE OF THE PROPERTY TRANSFERRED BY THE MASTER DEED OR LEASE SHALL APPLY TO ANY SUCH DEED OR PORTION THEREOF RECORDED SOLELY FOR THE PURPOSE OF COMPLYING WITH THE ESTABLISHMENT OF THE HORIZONTAL PROPERTY REGIME.

(B) ALL INSTRUMENTS AFFECTING THE TITLE TO INDIVIDUAL UNITS ON SALE OR SUBSEQUENT RESALE AND AS MORTGAGES AND OTHER ENCUMBRANCES SHALL BE RECORDED AND TAXED AS IN OTHER ESTATE TRANSACTIONS.

11-109. CONTENTS OF MASTER DEED.

CONTENTS OF THE MASTER DEED SHALL EXPRESS THE FOLLOWING PARTICULARS:

(A) THE DESCRIPTION OF THE LAND AND THE BUILDING EXPRESSING THEIR RESPECTIVE AREAS;

(B) THE GENERAL DESCRIPTION AND NUMBER OF EACH UNIT EXPRESSING ITS AREA, LOCATION, AND ANY OTHER DATA NECESSARY FOR ITS IDENTIFICATION. SUCH INFORMATION MAY BE WHEREVER POSSIBLE INCORPORATED BY REFERENCE TO THE PLAT; AND

(C) THE DESCRIPTION OF THE GENERAL COMMON ELEMENTS OF THE BUILDING; AND, IN PROPER CASES, OF THE LIMITED COMMON ELEMENTS RESTRICTED TO A GIVEN NUMBER OF UNITS, EXPRESSING WHICH ARE THOSE UNITS;

(D) VALUE OF THE PROPERTY AND OF EACH UNIT, AND, ACCORDING TO THESE BASIC VALUES, THE PERCENTAGE APPERTAINING TO THE CO-OWNERS IN THE EXPENSES OF AND RIGHTS IN THE ELEMENTS HELD IN COMMON.

11-110. BYLAWS GOVERNING ADMINISTRATION OF BUILDINGS.