

(i) The insurance proceeds attributable to the damaged GENERAL common elements shall be used to restore the damaged area to a condition compatible with the remainder of the condominium;

(ii) The insurance proceeds attributable to units and limited common elements which are not rebuilt shall be distributed to the owners of those units and the owners of the units to which those limited common elements were assigned; and

(iii) The remainder of the proceeds shall be distributed to all the unit owners in proportion to their [common element interest.] PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

11-116.

(a) The council of unit owners shall keep books and records in accordance with good accounting practices on a consistent basis.

(b) On the request of the unit owners of at least 5 percent of the units, THE COUNCIL OF UNIT OWNERS SHALL CAUSE an audit OF THE BOOKS AND RECORDS TO BE MADE by an independent certified public accountant, PROVIDED AN AUDIT shall be made not more than once in any consecutive 12-month period. The cost of the audit shall be a common expense.

(c) Every record, including insurance policies, kept by the council of unit owners shall be maintained in Maryland or within 50 miles of its borders and shall be available at some place designated by the [board] COUNCIL OF UNIT OWNERS within the county where the condominium is located for examination and copying by any unit owner, his mortgagee, and their respective duly authorized agents or attorneys, during normal business hours, and after reasonable notice.

11-118-

~~(e) Except in proportion to his percentage interest in the common elements, COMMON EXPENSES AND PROFITS a unit owner personally is not 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. No payment by any unit owner of his proportionate amount of any judgment resulting from that liability, the unit owner is entitled to a recordable release of his unit from the lien of the judgment and the council of unit owners is not entitled to assess his unit for payment of the remaining amount due.~~

11-125-

~~(f) The declaration or bylaws may give the council of unit owners authority to grant specific easements, rights-of-way,~~