

# Index

Compiled by Jeffrey A. Pinkham

References are to sections and chapters, not pages.

## A

**Accessibility**, 9.40, 9.47

**Agent, Resident**, 4.38, 5.5

**Alterations to Unit**, 2.22, 5.21, 6.23, 12.11  
*See also* Boundaries

**Amenities**  
*See* Common Elements

**Americans with Disabilities Act**, 4.5, 5.52,  
9.47

**Appliances**  
Financing, 2.11  
Warranties, 4.106, 6.44, 9.49

**Arbitration**, 12.13

**Assessment**, 1.23, 5.35–.48  
*See also* Budget  
Amendment, 5.41  
Authority, 5.10, 5.36  
Buyer’s review, 6.15, 6.20, 6.34  
Bylaws, 4.85–.86  
Common expense defined, 1.11  
Construction, during, 5.41  
Enforcement as money judgment, 5.15, 8.16  
Interest on, 4.86, 5.43  
Mixed use, 5.40, 12.26  
Municipal, 6.34, 8.16  
Nonresidential condominium, 12.7  
Payoff statement fees, 4.99, 6.34  
—disclosure of, 6.4  
Percentage interest, relation to, 4.35, 5.40, 12.7  
Reserve fund, 5.37

Small condominium, 4.55  
Special, 5.42, 6.34, 8.16  
Taxation, 10.48–.51, 10.55  
Unpaid, statement of, 4.99, 5.38, 6.34, 8.15,  
app. 8B

**Assessment Lien**  
Generally, 1.24, 5.44–.48, 8.15  
Form, app. 8F  
Payoff statement fees, 4.99, 6.34  
Priority, 2.21, 5.48, 8.16  
Release, app. 5D, 8.15

**Association of Unit Owners**  
*See also* Assessment; Bylaws; Common Sur-  
plus; Homeowners’ Association; Manage-  
ment; Master Association; Voting  
Generally, 1.22, ch. 5

**Association**  
Acquisition and transfer of property, 4.78, 5.18,  
8.32–.35  
Board  
—election, 4.78, 4.84, 5.7, 5.33  
—nonresidential condominium, 12.5–.6  
Borrowing, 5.49  
Budget, 5.10, app. 5B, 6.15, 6.20  
Certificate of membership, 4.87, 4.99  
Claims against, 6.20, 6.37  
Declarant control, 1.21, 4.40, 4.54, 4.83, 5.5–.7  
Defined, 1.10  
Director and officer liability, 5.34, 7.23  
Establishment, 1.22, 4.11, 5.3–.7  
Incorporation, 4.11, 4.81, 5.2, 5.4  
Litigation, 5.12, 6.20, 6.37, 7.7  
Meetings, 5.27–.31, app. 5C  
Mixed-use condominium, 12.26  
Powers, 5.8–.21

\* The original index was prepared by Jeffrey A. Pinkham. It has been revised in subsequent editions by the PINNACLE editorial staff.

Reserve fund, 4.107  
 Roster, 4.87  
 Small condominium, 4.52, 4.54, 5.54, 13.9  
 Taxation, 10.47–63  
 Working fund, 4.107

**Attorney fees**, 5.52

**B**

**Bookkeeping**, 5.55

**Boundaries**

*See also* Alterations to Unit  
 Description, 4.34  
 Presumption, 8.20

**Broker**

Activities, 3.9, 3.17  
 Compensation, 3.11, 3.18, 3.25  
 Duties, 3.7, 3.9, 3.16  
 Exclusive agency, 3.8, 3.27, app. 3A, app. 3B  
 Indemnification, 3.28  
 Performance measure, 3.10  
 Role, 3.9

**Brokerage**, ch. 3

Cobrokerage, 3.18  
 Compensation, 3.9–11, 3.25  
 Contracts, 3.6–12, 3.14–15, 3.21–28  
 —forms, apps. 3A–3C  
 New construction and conversion projects, 3.20–  
 .28  
 Resales, 3.13–19, app. 3A  
 Timeshares, 3.29

**Budget**, 5.10

*See also* Assessment  
 Buyer’s review, 6.15, 6.20  
 Checklist, app. 5B

**Building Regulations**

*See* Municipal Regulation

**Buyer, Representation of**, ch. 6, 9.66

**Buyer Agency**, 3.7, 3.10, 3.21, app. 3B

**Bylaws**

Amendment, 4.89  
 Buyer’s review, 6.13  
 Conflicts with condominium instruments, 4.26  
 Corporate law requirements, 4.81  
 Damage provisions, 5.58  
 Nonresidential condominium, 12.5  
 Optional provisions, 4.79–85, 5.50–.54  
 Required provisions, 4.78, 4.86, 5.24–.49  
 Saving provision, 4.88  
 Severability of provisions, 8.7  
 Small condominium, 4.52, 13.7  
 Sufficiency, 6.13, 8.10

**C**

**Campground**, 12.33

*See also* Resort Condominium

**Claims**, 6.20, 6.37

*See also* Liability

**Closing**

Checklist, app. 6B  
 Preparation, 3.19, 6.51, app. 6B  
 Simultaneous, 4.4

**Commercial Condominium**, 12.18–.28

*See also* Mixed Use

**Common Elements**

*See also* Easements; Limited Common Ele-  
 ments; Percentage Interest  
 Generally, 1.19  
 Control, 5.16  
 Declaration, 4.34  
 Defined, 1.8  
 Improvements, 5.16–.17  
 Income from, 5.20  
 Loan underwriting, 2.17  
 Office buildings, 12.21  
 Plat, 4.70  
 Sale, 8.34

**Common Expenses**

*See also* Assessment  
 Defined, 1.11

**Common Surplus**, 4.95, 6.34

**Condemnation**

*See* Eminent Domain

**Condominium**

Condominiums within condominiums, 12.54

Nature and characteristics, 1.16–.32

Unit, definition of, 8.38

**Condominium Ownership Act**, 1.4

**Consolidation**, 4.63, 5.63, 13.11

**Construction**

Buyer protections, 6.40–.45

Calculating assessments during, 5.41

Completion, 4.6, 5.42, 6.42

Performance bond, 7.23

**Construction Defects**, 2.9

**Construction Lien**

Generally, 1.25, 2.6, 8.17

Conversions, 9.45

Offer to purchase, 6.34, 6.43

Priority, 8.16

**Construction Loan**, 2.3–.9, 4.4

**Contingencies in Offer to Purchase**

Adverse conditions, defects, or hazards, 6.39, 6.41

**Contract**

Disclosure of, 4.15, 6.14

Fixed term of listing, 3.26

Termination, 1.29, 8.37, 9.62

**Conversion**

*See also* Tenants

Generally, 1.40, ch. 9

Defined, 1.13

Disclosure, 4.16, 6.24, 9.26

Engineering report, 9.33, 9.41, 9.46

Mass closing, 4.4

Mixed-use property, 9.16–.18

Nonresidential property, 9.22

Notice to tenants, 4.13, 9.17, 9.19, app. 9A, app. 9B

Regulation, 9.23

Renovation, 9.37, 9.39–.49

Resale of unit, 2.4

Retained ownership of land, 10.30

Self-conversion, 9.5, 9.11

Shelf, 9.6

Statutory provisions, 9.7–.11

Tax consequences, 10.20–.35

Tenants' option to purchase, 4.13, 6.32, 8.26, 9.18, 9.20, app. 9A

Title insurance, 8.26, 8.41, 8.42, 9.17

**Conversion Loan**, 2.4, 2.10–.15, 4.4, 9.34–.38

**Converter**

*See* Declarant

**Conveyance**

Generally, 6.48–.51

Marital property considerations, 4.112

**Cooperative**, 1.32

**Corporation**

*See also* Development Corporation; Incorporation

Nonprofit, 10.52

**Creation**

*See* Establishment; Incorporation

**D**

**Damage**

*See also* Renovation

Generally, 5.57–.59

Nonresidential condominium, 12.9

Vote to repair or terminate, 1.36, 4.39, 5.58–.59, 13.6

**Declarant**, 4.2–.24

Assessments against, 5.41

Control of association, 1.21, 4.40, 4.54, 4.83, 5.5–.7

Dealer status, 10.12

Form of business, 10.15–.19

Income taxation, 10.3, 10.15–.19

Intent, 4.32

**Declaration**, 4.27–63  
 Amendment, 1.28, 4.23, 4.43, 12.50  
 Buyer’s review, 6.7–9  
 Conflicts with plat or bylaws, 4.26  
 Expandable condominium, 1.28, 4.44–49, 6.16, 12.49–50  
 Recording, 4.10  
 Restrictions, 1.31  
 Small condominium, 4.51, 13.6  
 Substantial conformity, 8.6  
 Sufficiency, 6.7–9, 8.9

**Deed**  
 Condominium, 4.109–112, 6.50, 8.9, app. 8E  
 Conversion, 9.25  
 Electronic recording, 8.15  
 Limited common elements, 8.31  
 Warranty, 8.2

**Default**, 2.9

**Depreciation**, 10.41

**Description**  
 Land, 4.31, 4.47, 8.12  
 Unit, 3.8, 3.15, 3.23, 4.33, 4.110, 6.30, 8.12

**Developer**  
*See* Declarant

**Development**  
 Opportunities for distressed real estate, 12.55

**Development Corporation**, 10.5–7, 10.10, 10.15–19

**Development Plan**, 4.7  
 Amendment, 4.108  
 Bylaws, 4.82  
 Changes following disclosure, 4.15  
 Master-planned community, statutory time limits inapplicable, 5.5  
 Planned development districts, 12.1, 12.28  
 Planned unit developments, 12.1, 12.28

**Disclosure**, 1.35, 3.9, 3.16, 3.29, 4.14–21, 6.3–26  
 Adverse conditions, defects, or hazards, 6.39  
 Buyer’s review, 6.5–23  
 Contracts affecting condominium, 4.15, 6.14

Conversion condominium, 4.16, 6.24, 9.21, 9.26  
 Lead-based paint hazards, 6.27  
 Liability for defects in, 1.35, 4.20, 6.25  
 Offer to purchase, 4.96, 6.29  
 Real estate condition report, 4.113, 6.26, app. 6A, app. 6B  
 Resales, 3.16  
 Securities, 11.2  
 Small condominium, 4.17, 13.12  
 Timeshares, 3.29  
 Waiver, 4.24

**Dockominium**, 8.38, 12.53

**Documents**  
*See also* Declaration; Instruments; Plat  
 Generally, ch. 4  
 Amendment, 2.7, 4.43, 4.89, 4.108, 8.4, 12.50  
 Defined, 1.6  
 Lender requirements, 2.7  
 Nonresidential condominium, 12.3–13  
 Restrictive covenants, 8.13  
 Size, 4.71, 8.11

**Dual Condominium**, 12.32

**Duplexes**, 4.56

**E**

**Easements**, 4.45, 5.19, 8.35, 12.12, 12.51

**Elections**, 5.7, 5.33  
 Bylaws provisions, 4.78, 4.84  
 Master association board, 4.61, 5.53

**Eminent Domain**, 4.40, 5.60, 12.8

**Employment**, 7.23

**Encroachments**, 8.20

**Escrow Accumulation**, 2.14, 9.36

**Establishment**, 4.10, 4.54, 8.9

**Existing Condominiums, Applicability of Act to**, 1.40

**Expansion**, 1.28, 4.44–.49  
 Buyer’s review, 6.16  
 Declarant control of association, 4.83  
 Declaration, 1.28, 4.44–.49, 6.16, 12.49–.50  
 Defined, 1.12  
 Industrial condominium, 12.44  
 Lender protection, 2.7  
 Percentage interest, change of, 4.35, 4.49, 8.12, 12.49  
 Plat, 4.47, 4.75, 12.49, 12.50  
 Small condominium, 13.11  
 Title insurance, 8.25  
 Unit owners’ association, 5.62

**F**

**FHA**

Requirements, 8.47

**FHLMC**

Requirements, app. 2A, 4.40, 8.47

**FNMA**

Condominium rider, app. 2F  
 Requirements, app. 2B, 4.40, 8.47

**FSBO**, 3.3–.5

**Fair Housing Act**, 5.52

**Financing**

*See* Construction Loan; Conversion Loan; Unit Loan  
 Generally, ch. 2

**Financial Institutions Reform, Recovery and Enforcement Act of 1989**, 2.4

**First Refusal**

*See* Plat  
 Generally, 4.69, 6.10, 8.11, 13.8

**Foreclosure**, 2.9

Assessment lien, 5.47

**For Sale By Owner**, 3.3–.5

**Fraud**, 11.2, 11.13

**H**

**History**

Condominium form of ownership, 1.3, 1.4, 9.8

**Hotels and Motels**, 12.22

*See also* Commercial Condominium

**I**

**Income Tax**, ch. 10

Basis, 10.11, 10.22  
 Capital gains, 10.1, 10.4–.14, 10.22–.31, 10.42  
 Charitable contributions, 10.44  
 Converters, 10.20–.35  
 Corporation, 10.17, 10.19, 10.51  
 Deductions, 10.38–.41, 10.43–.44  
 Developers, 2.13, 10.2–.19  
 Exempt function income, 10.61  
 Gift of land, 10.6  
 Homeowners’ association, 10.53–.63, app. 10A  
 Like-kind exchange, 10.45  
 Limited partnership, 10.18  
 Nonprofit corporation, 10.52  
 Partnership, 10.18, 10.29, 10.50  
 S corporation, 10.19, 10.31  
 Unit owners, 10.36–.45  
 Unit owners’ association, 10.46–.64

**Incorporation**

Unit owners’ association, 4.11, 4.81, 5.2, 5.4

**Indemnification**

Broker and developer, 3.28

**Industrial Condominium**, 12.40–.44

**Inspection**, 3.9

**Instruments**

*See also* Declaration; Plat  
 Generally, 4.26  
 Defined, 1.6  
 Enforceability, 8.9  
 Severability of provisions, 8.7  
 Substantial conformity, 8.6  
 Sufficiency, 6.7–.10, 8.9

**Insurance**

*See also* Title Insurance  
 Generally, ch. 7  
 Allocation of premium costs, 7.7, 7.26  
 Buyer’s review, 6.21  
 Certificate of coverage, 4.99  
 Deductibles, responsibility for payment of, 7.16  
 Fidelity insurance, 7.23  
 Lender considerations, 2.19  
 Liability insurance, 5.15, 7.19–20, 12.9  
 —directors and officers, 5.34, 7.23  
 Nonresidential condominium, 12.9  
 Performance bond, 7.23  
 Premium, 1.19, 2.19  
 Proceeds disbursement, 2.19, 7.5–6  
 Property insurance, 1.36, 2.19, 5.59, 7.12–18  
 Timeshares, 7.25  
 Workers’ compensation, 7.8, 7.23

**Intent**

Declarant, 4.32

**Interstate Land Sales Full Disclosure Act**, 2.9, 8.48, 12.52

**Interstate Sales**, 2.9, 12.52

**Interval Ownership**

*See also* Timeshares  
 Generally, 12.37

**Investment Contract**, 11.5, 11.10–11

**Investment Sales**, 9.58

**J**

**Joint Venture**, 11.9

**Jumpstart Our Business Startups (JOBS) Act**, 11.17

**L**

**Land Contract**, 6.46  
 Conversion, 9.27  
 Form, app. 2G  
 Listing contract, 3.24

**Lease**

Brokerage, 3.27  
 Land, 10.5  
 Nonresidential condominium, 12.10, 12.42  
 Restrictions on, 1.31  
 Termination, 1.29, 8.37, 9.19, 9.62

**Leasehold Condominium**, 1.7, 1.33, 12.45–47, 12.52

Income taxes, 10.38–39

**Liability**

*See also* Insurance  
 Construction defects, 2.9  
 Declarant, 5.5  
 Director and officer, 5.34  
 For assessments, 5.38  
 Lender, 2.9  
 Master association, 4.60, 5.53  
 Recreational immunity statute, 5.15  
 Securities law, 11.2  
 Seller of conversion property, 9.17, 9.65  
 Seller of unit, 1.35, 4.20, 6.25  
 Timeshares, 12.39  
 Unit owner, 1.30  
 Unit owners’ association, 5.15

**Lien**

*See also* Assessment Lien; Construction Lien  
 Judgment, 5.15, 8.18  
 Priority, 2.21, 5.48, 8.16  
 Tax, 8.16, 8.19

**Limited Common Elements**

Buyer’s review, 6.17  
 Control and transfer, 5.16, 8.31  
 Declaration, 4.34  
 Defined, 1.9  
 Mobile home community, 12.15  
 Plat, 4.70  
 Taxation, 8.19

**Listing Contract**

*See* Brokerage

**Litigation**

Association, 5.12, 6.20, 6.37, 7.7

**Loans**

*See also* Mortgage  
 Construction, 2.4–9  
 Conversion, 2.11–15  
 Unit, 2.17–25

**Local Ordinances**

Buyer’s intended use of unit, 6.47

**M**

**Maintenance**

Bylaw provisions, 5.51  
 Conversions, 9.45  
 Reserve fund, 5.37  
 Timeshares, 12.39

**Management**

*See also* Association of Unit Owners  
 Checklist, app. 5A  
 Expandable condominium, 5.62  
 Secondary market requirement, 2.23  
 Small condominium, 13.7  
 Workers’ compensation coverage, 7.23

**Marketing of units**, ch. 3

**Master Association**, 1.15, 4.58–61, 5.53, 5.62–.63, 12.28

**Mechanic’s Lien**

*See* Construction Lien

**Merger**, 4.63, 5.63, 8.27, 13.11

**Mixed Use**, 12.25–28

Assessment, 5.40, 12.26  
 Conversion, 9.16–18

**Mobile Home Communities**, 12.14–17

**Model Condominium Statute of 1961**, 1.4

**Mortgage**

*See also* Construction Loan; Conversion Loan;  
 Unit Loan  
 Generally, 1.25  
 Equitable lien, 5.48, 6.37  
 Forms, app. 2D–2G

Priority, 8.16

Release, 2.8, 2.14, 4.4, 4.12, 8.22, 8.47, 9.36  
 Secondary market, 2.17, 2.24, 8.47, 9.34, 12.28

**Multiple Condominium**

*See also* Consolidation; Master Association;  
 Merger  
 Generally, 5.62–.63, 12.51

**Municipal Regulation.** *See also* Zoning

Generally, 1.37, 4.5  
 Conversions, 9.23, 9.31, 9.47  
 Planned unit developments and planned development districts, 12.28  
 Renovation, 9.47

**N**

**Name**, 4.30, 4.67

**National Housing Act**, 1.3

**Nonresidential Condominium**, ch. 12

**Nonresidential Property**

Conversion, 9.22

**O**

**Offer to Purchase**, 4.90–.108, 6.28–.46

Assignability, 4.103  
 Conversion, 9.27  
 Development plan and, 4.101  
 Environmental problem, purchaser liability, 6.41  
 Form, app. 3C  
 Optional provisions, 4.101  
 Rescission, 4.23–.24, 6.26, 6.31, 8.36  
 Subordination provision, 2.9

**Office Buildings**, 12.21

**Officers**, 5.34, 7.23

**Owners**

*See* Declarant; Unit Owners; Seller of Conversion Property

**Ownership Percentage**

*See* Percentage Interest

**P**

**Parcel**, 1.7, 1.18, 2.8, 8.19

**Parking**, 6.17, 6.38

*See also* Limited Common Elements

**Partition**, 1.36, 5.58–.59

**Percentage Interest**, 1.19, 4.35

Assessment, relation to, 4.35, 5.40, 12.7

Assessment lien, 5.45

Expansion, effect of, 4.49, 8.12, 12.49

Nonresidential condominium, 12.7, 12.11

Small condominium, 13.6

**Phased Development**

*See* Expansion

**Planned Development District (PDD)**, 12.28

**Planned Unit Development (PUD)**, 12.28

**Plans**

*See* Plat

**Plat**

Generally, 4.64–.75

Buyer’s review, 6.7, 6.10

Conflicts with other documents, 4.26

Conversions, 9.25, 9.43

Expandable condominium, 4.47, 4.75, 12.49–.50

Recording, 4.10, 4.65, 8.11, 8.43

Small condominium, 4.53, 4.74, 13.8

Sufficiency, 6.7, 6.10, 8.9, 8.11

**Presales**, 2.5, 2.14, 6.42, 9.20, 11.11

**Price**, 3.24

**Property Acquisition and Transfer**, 4.78, 5.18,

8.32–.35

**Purchase Contract**

*See* Offer to Purchase

**Purchase Money Mortgage–Back Sale**, 3.24

**Purchaser Checklist**, app. 3D

**R**

**Real Estate Condition Report**

*See also* Disclosure

Generally, 6.26, app. 6A, app. 6B

**Real Estate Tax**

Deductibility, 10.39

Proration, 4.97, 6.45

Separate assessment, 6.45, 8.19

Vacant land held for development, 8.19

**Records**, 5.55

**Recreational Condominium**

*See* Resort Condominium

**Recreational Facilities**

Income tax treatment, 10.64

**Registration**

*See also* Securities

Generally, 12.52

**Release from Mortgage**, 2.8, 2.14, 4.4, 4.12,

8.22, 9.36

**Renovation**

*See also* Alterations to Unit

Conversions, 9.37, 9.39–.49

**Rental**

*See also* Lease; Restrictions on Use; Tenants

Prohibition affecting marketability, 5.51, 6.18

Securities law, 11.7–.8, 11.10, 12.34

Shelf conversion, 9.6

Tax consequences, 10.31, 10.43

**Rental Pool**, 11.7–.8, 11.10, 12.22, 12.34

**Rental Project**, 2.4

*See also* Conversion

**Repair**

*See* Damage; Maintenance; Renovation

**Resale**

*See also* Right of First Refusal  
 Brokerage, 3.13–.19, app. 3A  
 Market, 2.4  
 Marketing, 3.13–.19  
 Title insurance, 8.42

**Rescission**, 4.23–.24, 6.26, 6.31, 8.36

**Reserve Funds**, 5.37

Immediate, 4.107  
 Working, 4.107

**Reserves**

Conversions, 9.21, 9.45

**Resident Agent**, 4.38, 5.5

**Residential Real Property**

Definition, 9.16

**Resort Condominium**

*See also* Timeshares  
 Generally, 12.29–.39  
 Securities law, 11.2  
 Tax law, 10.43

**Restrictions on Use**, 1.31

Buyer's review, 6.18, 6.22  
 Bylaws, 5.51  
 Declaration, 1.31, 4.37  
 Leasing, 1.31  
 Mobile home community, 12.15  
 Nonresidential condominium, 12.10, 12.15  
 Small condominium, 13.6  
 Title insurance, 8.13

**Revenue Reconciliation Act of 1993**, 10.1

**Right of First Refusal**

*See also* Tenants, Option to Purchase  
 Declarant, 4.104, 6.32  
 Nonresidential condominium, 12.10  
 Unit owners' association, 4.40, 4.93, 6.19, 6.32,  
 8.21

**Right of Rescission**

*See* Rescission

**Right to Use**, 12.36

**Riparian Rights**, 4.33, 5.51

**Rules**, 4.105, 5.52, 6.13, 9.60

**S****Sale**

*See also* Right of First Refusal  
 "As is," 9.44, 9.65  
 Interstate, 12.52  
 Investment, 9.62  
 Minimum sales requirement, 2.14, 4.102  
 Opportunities, 12.55  
 Preconversion, 2.14  
 Presale, 2.5, 2.14, 6.42, 9.20, 11.11  
 Price, 3.24  
 Restrictions, 6.19  
 Statutory requirements, 4.8–.21  
 Tax consequences, 10.31, 10.42  
 To tenants, 9.57–.60

**Sale of Conversion Property**

Tax consequences, 10.25–.30

**Sale of Land**

Tax consequences, 10.6, 10.11–.14

**Sale of Unit**

*See also* Brokerage; Conveyance; Marketing of  
 units; Offer to Purchase; Resale

**Sales Contract**

*See* Offer to Purchase

**Saving Provisions**, 4.42, 4.88

**Secondary Mortgage Market**, 2.17, 2.24,  
 12.28, 13.13

**Securities**, ch. 11

Common enterprise, 11.7, 11.11  
 Investment contract, 11.4, 11.10–.11  
 Registration exemptions, 11.12–.20  
 Registration statement, 11.21  
 Rental pool arrangement, 11.7–.8, 11.10, 12.22,  
 12.34  
 Risk capital approach, 11.11

**Seller of Conversion Property**, 9.65

**Shopping Center**

*See also* Commercial Condominiums  
Generally, 12.20

**Small Condominium**, 4.50–.56, ch. 13

Bylaws, 4.52, 13.8  
Declaration, 4.51, 13.6  
Defined, 1.14, 4.51  
Disclosure, 4.17, 13.12  
Plat, 4.53, 4.74, 13.8  
Underwriting, 13.13  
Unit owners' association, 4.52, 4.54, 5.54, 13.9

**Special Units**

Aircraft hangars, 12.23  
Dockominium, 8.38, 12.53  
Grain storage bins, 12.24  
Mixed-use “incubator” buildings, 12.27

**Staged Development**

*See* Expansion

**Statutory Reserve Accounts**, 5.37

**Storage**

*See also* Limited Common Elements  
Generally, 6.17, 6.38

**Subdivisions**, 1.38, 4.5, 12.15

**Subrogation**

Title insurer, 8.46

**Substantial Conformity**, 8.6

**Survey**

*See* Plat

**Surveyor's Certificate**, 4.73, 8.11

Form, app. 8D

**T**

**Tax**

*See* Income Tax; Real Estate Tax

**Tax Lien**, 8.16, 8.19

**Tax Reform Act of 1986**, 10.1

**Tenancy in Common**, 12.15

**Tenants**

*See also* Lease; Rental  
Generally, 9.50–.60  
Deposits, 2.4  
Notice to, 2.12, 4.13, 9.17, 9.19, app. 9A,  
app. 9B  
Option to purchase, 4.13, 6.32, 8.26, 9.18, 9.20,  
app. 9A  
Self-conversion, 9.5, 9.11  
Term of tenancy, 9.19–.20

**Termination**

Condominium, 1.27, 1.36, 4.39, 5.58–.59  
Contracts and leases, 1.29, 5.15, 8.37, 9.19, 9.62

**Timeshares**

Generally, 12.35–.39  
Brokerage, 3.29  
Campground, 12.33  
Insurance, 7.25  
Regulation, 1.37  
Taxation, 10.37

**Title Abstract Examination**, 6.49, 8.2

**Title Claims**, 8.45

**Title Insurance**, ch. 8

Amendment of documents, 8.4, 8.43  
Buyer review, 6.7  
Commitment, 8.40  
Condominium endorsement, 8.3–.38, app. 8A,  
app. 8C  
Construction lien, 2.6, 8.16–.17  
Exclusions, 8.44, app. 8G  
Offer to purchase, 4.98, 6.33  
Take-off policy, 8.41

**U**

**Uncompleted Units**, 4.6, 4.36, 5.31, 5.42, 6.42,  
12.49

**Uniform Condominium Act**, 1.4

**Unit**

*See also* Boundaries; Maintenance; Rental; Restrictions on Use; Sale of Unit  
 Generally, 1.18  
 Alteration, 2.22, 5.21, 6.23, 12.11  
 Defined, 1.7, 8.38  
 Delivery date, 2.9  
 Description, 4.33, 4.110, 6.30, 8.12  
 Designation, 4.72  
 Independent use, 4.33  
 Price, 3.24  
 Release from mortgage, 2.8, 2.14, 4.4, 4.12, 8.22, 9.36  
 Separation, 1.26  
 Uncompleted, 4.7, 4.36, 5.31, 5.42, 6.42, 12.49

**Unit Loan**

*See also* Mortgage  
 Generally, 2.16–25  
 Conversion, 9.38  
 Forms, apps. 2D–2G  
 Small condominium, 13.13

**Unit Owners**

*See also* Association of Unit Owners  
 Classes, 12.26  
 Liability, 1.30  
 Roster, 4.87  
 Taxation, 10.36–45

**Unit Owners' Association**

*See* Association of Unit Owners

**Use**

*See* Restrictions on Use; Rules

**V**

**Vacation Condominium**

*See* Resort Condominium

**Veterans**

Home loans, 2.24, app. 2C  
 Mortgage lien priority, 2.21

**Voting**

Generally, 4.36, 5.31, 12.49  
 Merger or consolidation, 5.63  
 Repair or termination, 1.36, 4.39, 5.58–.59, 13.6  
 Small condominium, 13.6–.7  
 Voluntary termination, 1.27

**W**

**Warranties**

*See also* Disclosure  
 Adverse conditions, defects, or hazards, 6.39  
 Appliances, 4.106, 6.44, 9.46  
 Home, 7.18, 9.46  
 Offer to purchase, 6.32, 6.34–.38, 6.44  
 Title, 8.2

**Workers' Compensation, 7.23**

**Z**

**Zoning**

*See also* Municipal Regulation  
 Generally, 1.37, 4.5, 12.28  
 Buyer's intended use of unit, 6.47

