

Condo Law

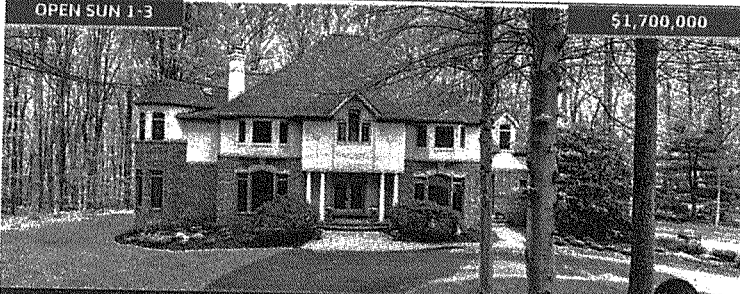
Decoding the lingo behind a condominium owner's parking spot

I recently bought a condo and was told my purchase price included a parking space in the garage. Now I am told it is a

limited common element. What does that mean? —
Julian


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In a condominium association, there are three distinct elements:

- (1) Common elements: the roof, the elevators, the lobby.
(2) The unit: the "box" in which you live.
(3) Limited common elements (LCE): items such as a balcony or a patio that are outside of your unit but are not accessible to every unit owner.

In other words, they're limited.

You will find these definitions in the declaration (master deed) for your association.

Read it carefully to make sure your parking space is, in fact, an LCE. I always recommend that condo associations prepare a master list of units assigned to parking spaces and record that list among the land records where the property is located.

If a parking space is reassigned to another unit later, the master list should be amended. That's the best



ISTOCKPHOTO

Limited common elements, such as garage parking spaces, exist outside of the actual condos but are not accessible to other owners.

protection to ensure that everyone knows who parks where.

If, in fact, your parking space is a limited common element, use and enjoy it.

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Benny L. Kass is a Washington and Maryland lawyer. This column is not legal advice and should not be acted upon without obtaining legal counsel. Send questions to blkass@kmlawyers.com.