

§591. Definitions

As used in this chapter, unless the context indicates otherwise, the following terms have the following meanings. [PL 1983, c. 248, §3 (NEW).]

1. Manager. "Manager" means any person, other than all time-share owners or the association, designated in or employed pursuant to the time-share instrument or project instrument to manage the time-share units.

[PL 1983, c. 248, §3 (NEW).]

2. Managing entity. "Managing entity" means the manager or, if there is no manager, the association of unit owners.

[PL 1983, c. 248, §3 (NEW).]

3. Project. "Project" means real property subject to a project instrument containing more than one unit. A project may include units that are not time-share units.

[PL 1983, c. 248, §3 (NEW).]

4. Project instrument. "Project instrument" means one or more recordable documents by whatever name denominated, applying to the whole of a project and containing restrictions or covenants regulating the use, occupancy or disposition of units in a project, including any amendments to the document, but excluding any law, ordinance or governmental regulation.

[PL 1983, c. 248, §3 (NEW).]

5. Purchaser. "Purchaser" means any person, other than a developer, who by means of a voluntary transfer acquires a legal or equitable interest in a time share other than as security for an obligation.

[PL 1983, c. 248, §3 (NEW).]

6. Time share. "Time share" means a time-share estate or a time-share license.

[PL 1983, c. 248, §3 (NEW).]

7. Time-share estate. "Time-share estate" means any interest in a unit or any of several units under which the exclusive right of use, possession or occupancy of the unit circulates among the various time-share owners in the unit in accordance with a fixed time schedule on a periodically recurring basis for periods of time established by the schedule coupled with a freehold estate or an estate for years in a time-share property or a specified portion thereof.

[PL 1983, c. 248, §3 (NEW).]

8. Time-share instrument. "Time-share instrument" means one or more documents, by whatever name denominated, creating or regulating time shares.

[PL 1983, c. 248, §3 (NEW).]

9. Time-share license. "Time-share license" means a right to occupy a unit or any of several units during 3 or more separated time periods over a period of at least 3 years, including renewal options, not coupled with a freehold estate or an estate for years.

[PL 1983, c. 248, §3 (NEW).]

10. Time-share owner. "Time-share owner" means a person who is an owner or co-owner of a time share other than as security for an obligation.

[PL 1983, c. 248, §3 (NEW).]

11. Time-share property. "Time-share property" means one or more time-share units subject to the same time-share instrument, together with any other real estate or rights appurtenant to those units.

[PL 1983, c. 248, §3 (NEW).]

12. Time-share unit. "Time-share unit" means a unit in which time shares exist.

[PL 1983, c. 248, §3 (NEW).]

13. Unit. "Unit" means real property or a portion thereof designated for separate use.

[PL 1983, c. 248, §3 (NEW).]

SECTION HISTORY

PL 1983, c. 248, §3 (NEW).

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