

## 2023 Kansas Statutes

**58-4602. Definitions.** As used in this act:

- (a) "Assessment" means the sum attributable to each unit and due to the association pursuant to the budget adopted under K.S.A. 2023 Supp. 58-4620, and amendments thereto.
- (b) "Association" means the unit owners association.
- (c) "Board of directors" means the body, regardless of name, designated in the declaration or bylaws which has power to act on behalf of the association.
- (d) "Bylaws" means the instruments, however denominated, that contain the procedures for conduct of the affairs of the association, regardless of the form in which the association is organized, including any amendments to the instruments.
- (e) "Common elements" means those portions of the property not owned individually by unit owners, but in which an indivisible interest is held by all unit owners, generally including the grounds, parking areas and recreational facilities.
- (f) "Common interest community" means real estate described in a declaration with respect to which a person, by virtue of the person's ownership of a unit, is obligated to pay for a share of real estate taxes, insurance premiums, maintenance, or improvement of, or services or other expenses related to, common elements, other units, or other real estate described in that declaration. The term does not include an arrangement described in K.S.A. 2023 Supp. 58-4607, and amendments thereto. For purposes of this paragraph, ownership of a unit does not include holding a leasehold interest.
- (g) "Declarant" means a person or group of persons acting in concert that:
  - (1) As part of a common promotional plan, offers to dispose of the interest of the person or group of persons in a unit not previously disposed of; or
  - (2) reserves or succeeds to any declarant right.
- (h) "Declaration" means the instrument, however denominated, that creates a common interest community, including any amendments to that instrument.
- (i) "Limited common element" means a portion of the common elements allocated for the exclusive use of one or more but fewer than all of the units.
- (j) "Person" means an individual, corporation, estate, trust, partnership, limited liability company, association, joint venture, public corporation, government or governmental subdivision, agency, or instrumentality, or any other legal or commercial entity. In the case of a land trust, the term means the settlor of the trust rather than the trust or the trustee.
- (k) "Record," used as a noun, means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and is retrievable in perceivable form.
- (l) "Residential purposes" means use for dwelling or recreational purposes, or both.
- (m) "Rule" means a policy, guideline, restriction, procedure, or regulation of an association, however denominated, which is not set forth in the declaration or bylaws and which governs the conduct of persons or the use or appearance of property.
- (n) "Unit" means a physical portion of the common interest community designated for separate ownership or occupancy.
- (o) "Unit owner" means a person that owns a unit.
- (p) This section shall take effect on and after January 1, 2011.

**History:** L. 2010, ch. 116, § 2; July 1.