

**TITLE 2: NATURAL RESOURCES**  
**DIVISION 6: UNIFORM CONDOMINIUM ACT**

**§ 6703. Creation of Article XII Condominium.**

(a) For a condominium to be subject to the provision of this Chapter, the declaration required by Section 6201 shall contain:

(1) A statement that the condominium is an “Article XII condominium;”

(2) A legally sufficient description of the real estate and interests comprising the descent restricted estate; and

(3) A statement restricting ownership of the descent restricted estate to persons of Northern Marianas descent as required by Article XII of the Constitution.

(b) Allocations of undivided interests in common elements, common expenses, or numbers of votes may be made to the descent restricted estate to take into account, in a fair and equitable manner, the unique contribution of the descent restricted estate; without limitation, the owners of the descent restricted estate may be exempted from making any capital or non-capital expense contributions for a period not exceeding the first fifty-five years of the condominium.

(c) Creation of an Article XII condominium shall imply the creation of necessary easements of support, access, encroachment and uses consistent with the character of the condominium over the descent restricted estate for the benefit of the common elements and units of the condominium project.

**Source:** PL 15-49, § 2 (6512), modified.