

**Maine Revised Statutes**  
**Title 33: PROPERTY**  
**Chapter 10-A: TIME SHARES**

**§591. DEFINITIONS**

As used in this chapter, unless the context indicates otherwise, the following terms have the following meanings. [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.

[ 1983, c. 248, §3 (NEW) . ]

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

[ 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.

[ 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.

[ 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.

[ 1983, c. 248, §3 (NEW) . ]

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

[ 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.

[ 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.

[ 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.

[ 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.

[ 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.

[ 1983, c. 248, §3 (NEW) . ]

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

[ 1983, c. 248, §3 (NEW) . ]

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

[ 1983, c. 248, §3 (NEW) . ]

SECTION HISTORY

1983, c. 248, §3 (NEW) .

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