

(2) Unless the strata lot corporation maintains an office in the building, it shall cause to be provided and fixed at or near the front of the building a receptacle suitable for the purpose of receiving articles by post and on the receptacle the name of the strata lot corporation shall be clearly designated.

(3) Any summons, notice or other process may be served on the strata lot corporation or the board of management thereof by post, enclosed in a prepaid registered wrapper addressed to such body corporate or board, as the case may be, at the address of the person nominated to receive the processes or by placing it in the receptacle referred to in subsection (2).

Service of documents by the strata lot corporation

32. (1) Every unit owner, mortgagee of a unit or other person having an interest in any unit shall register with the strata lot corporation an address for the service of notices upon him and, unless the person concerned resides permanently in the building, the address shall be one that is not within the building.

(2) Any notice given under this Act by a strata lot corporation or board of management shall be sent by post in a prepaid registered wrapper addressed to the person for whom it is intended at the address registered by him with the strata lot corporation under subsection (1).

(3) When any notice is sent from Anguilla to an address outside of Anguilla, it shall be sent by prepaid registered air mail.

(4) Any notice sent by post in the manner prescribed by this section is deemed to be served on the person to whom it is addressed on the seventh clear day after the day on which the wrapper containing the notice is posted.

Removal of property from the Act and proceedings for partition

33. (1) A property to which a Declaration refers may be removed from the provisions of this Act by an order of the Court where, on the application of any interested party, the Court is satisfied that—

- (a) unit owners have so resolved by a resolution passed by 90% or more in number of the unit owners and that all mortgagees of the units have by instrument under seal either consented thereto or agreed that their several mortgages be transferred to the percentage of the undivided interest of the several unit owners in the property as hereinafter provided;
- (b) the building has been destroyed or damaged and is not to be reconstructed or repaired in pursuance of section 28; or
- (c) circumstances have arisen that having regard to the rights and interests of the unit owners as a whole it is just and equitable to remove the property from the provisions of this Act.

(2) For the purposes of this section, an interested party is deemed to be the strata lot corporation, a unit owner or a mortgagee of a unit.

(3) Upon the making of an order by the Court under this section, the property to which the order relates is deemed to be owned in common by all the unit owners and an undivided share in the