

(C) (1) "DAMAGES" MEANS UNPAID SUMS DUE UNDER A CONTRACT, PLUS INTEREST ACCRUING ON THE UNPAID SUMS DUE UNDER A CONTRACT OR AS PROVIDED BY LAW , INCLUDING FINES LEVIED UNDER THE MARYLAND CONDOMINIUM ACT.

(2) "DAMAGES" DOES NOT INCLUDE CONSEQUENTIAL OR PUNITIVE DAMAGES.

(D) "LIEN" MEANS A LIEN CREATED UNDER THIS SUBTITLE.

(E) "PARTY" MEANS ANY PERSON WHO:

(1) IS A SIGNATORY TO A CONTRACT;

(2) IS DESCRIBED IN A CONTRACT AS HAVING THE BENEFIT OF ANY PROVISION OF THE CONTRACT; OR

(3) OWNS PROPERTY SUBJECT TO THE PROVISIONS OF A CONTRACT.

(F) "STATEMENT OF LIEN" MEANS THE STATEMENT DESCRIBED UNDER § 14-203(J) OF THIS SUBTITLE.

14-202.

(A) A LIEN ON PROPERTY MAY BE CREATED BY A CONTRACT AND ENFORCED UNDER THIS SUBTITLE IF:

(1) THE CONTRACT EXPRESSLY PROVIDES FOR THE CREATION OF A LIEN; AND

(2) THE CONTRACT EXPRESSLY DESCRIBES:

(I) THE PARTY ENTITLED TO ESTABLISH AND ENFORCE THE LIEN; AND

(II) THE PROPERTY AGAINST WHICH THE LIEN MAY BE IMPOSED.

(B) A LIEN MAY ONLY SECURE THE PAYMENT OF:

(1) DAMAGES;

(2) COSTS OF COLLECTION;

(3) LATE CHARGES PERMITTED BY LAW;

(4) ATTORNEY'S FEES PROVIDED FOR IN A CONTRACT OR AWARDED BY A COURT FOR BREACH OF A CONTRACT.

14-203.

(A) (1) A PARTY SEEKING TO CREATE A LIEN AS THE RESULT OF A BREACH OF CONTRACT SHALL, WITHIN 2 YEARS OF A BREACH OF CONTRACT,