

[[Sections]] Section 11-124 [[and 11-125]] of Article - Real Property, of the Annotated Code of Maryland (1974 Volume and 1975 Supplement) be and [[they are]] it is hereby repealed.

SECTION 3. AND BE IT FURTHER ENACTED, That new Sections 11-105(e) [[,]] and 11-124 [[and 11-125]] be and they are hereby added to Article - Real Property, of the Annotated Code of Maryland (1974 Volume and 1975 Supplement) to read as follows:

Article - Real Property

105.

(E) EXCEPT AS PROVIDED IN § 11-117, THE CONDOMINIUM PLAT MAY BE AMENDED ONLY WITH THE WRITTEN CONSENT OF EVERY UNIT OWNER AND MORTGAGEE. AN AMENDMENT BECOMES EFFECTIVE UPON RECORDATION IN THE SAME MANNER AS THE CONDOMINIUM PLAT.

Section 11-105 Comment:

The addition of subsection (e) conforms the requirements for amendments to the condominium plat to those provided for amendments to the declaration.

11-124. DISCLOSURE REQUIREMENTS.

(A) NO CONTRACT FOR THE INITIAL SALE OF A UNIT TO A MEMBER OF THE PUBLIC SHALL BE ENFORCEABLE BY THE VENDOR UNLESS (1) AT LEAST 15 DAYS PRIOR TO CLOSING THE PURCHASER IS GIVEN ALL OF THE INFORMATION SET FORTH IN SUBSECTION (B); AND (2) THE CONTRACT OF SALE CONTAINS, IN CONSPICUOUS TYPE, A NOTICE IN THE FORM SPECIFIED IN SUBSECTION (I).

(B) THE INFORMATION REFERRED TO IN SUBSECTION (A) SHALL BE SUFFICIENT FOR THE PURPOSES OF THIS SECTION IF IT CONTAINS AT LEAST THE FOLLOWING:

(1) A COPY OF THE PROPOSED CONTRACT OF SALE FOR THE UNIT;

(2) A COPY OF THE PROPOSED DECLARATION AND BYLAWS;

(3) A COPY OF THE PROPOSED ARTICLES OF INCORPORATION OF THE COUNCIL OF UNIT OWNERS, IF IT IS TO BE INCORPORATED;

(4) A COPY OF ANY PROPOSED MANAGEMENT CONTRACT, EMPLOYMENT CONTRACT, OR OTHER CONTRACT AFFECTING THE USE, MAINTENANCE, OR ACCESS OF ALL OR PART OF THE CONDOMINIUM TO WHICH IT IS ANTICIPATED THE UNIT OWNERS OR THE COUNCIL OF UNIT OWNERS WILL BE A PARTY FOLLOWING CLOSING;