

OTHER CONTRACT AFFECTING THE USE, MAINTENANCE, OF ACCESS OF ALL OR PART OF THE CONDOMINIUM HAVING A TERM IN EXCESS OF ONE YEAR.

(B) THE PROVISIONS OF SUBSECTION (A) DO NOT APPLY TO LEASES OR CONTRACTS DISCLOSED IN ACCORDANCE WITH SECTION 11-124, OR TO LEASES OR CONTRACTS WITH GOVERNMENTAL AGENCIES OR PUBLIC UTILITIES.

(C) ANY LEASE OR CONTRACT BETWEEN THE COUNCIL OF UNIT OWNERS AND THE DEVELOPER, ITS AFFILIATES, OR RELATED PERSONS IS TERMINABLE BY THE COUNCIL OF UNIT OWNERS WITHOUT PENALTY UPON 30 DAYS WRITTEN NOTICE.

(D) THE PROVISIONS OF SUBSECTION (C) DO NOT APPLY TO ANY LEASE OR CONTRACT ENTERED INTO AFTER THE FIRST MEETING OF THE COUNCIL OF UNIT OWNERS FOLLOWING THE DATE ON WHICH UNITS HAVING A MAJORITY OF VOTES IN THE CONDOMINIUM HAVE BEEN GRANTED TO THE PUBLIC.

Section 11-125 Comments:

This subsection has been redrafted to avoid numerous technical problems caused by the old Section. It permits the developer to enter into arms length contracts with third parties on behalf of the council of unit owners so long as they are disclosed to purchasers pursuant to Section 11-124 but all contracts or agreements with the developer or its affiliates are made cancellable at the option of the council of unit owners, at any time, upon 30 days notice.]]

SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1976.

Approved May 4, 1976.

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CHAPTER 349

(Senate Bill 998)

AN ACT concerning

Mechanics' Lien

FOR the purpose of authorizing establishment of a lien on a building and certain other structures and on certain lands to pay debts incurred for work or materials supplied for work on the building, structure, or land; specifying the procedure for filing with the circuit court a claim for the lien; requiring certain notice by a subcontractor of his intention to claim a lien; specifying certain requirements for a court order for a lien, including