

(3) To transact its business, carry on its operations and exercise the powers provided in this subsection in any state, territory, district, or possession of the United States and in any foreign country;

(4) To make contracts and guarantees, incur liabilities and borrow money, sell, mortgage, lease, pledge, exchange, convey, transfer, and otherwise dispose of any part of its property and assets;

(5) To issue bonds, notes, and other obligations and secure the same by mortgage or deed of trust of any part of its property, franchises, and income;

(6) To acquire by purchase or in any other manner, to take, receive, own, hold, use, employ, improve, and otherwise deal with any property, real or personal, or any interest therein, wherever located;

(7) To purchase, take, receive, subscribe for or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, loan, pledge or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligation of corporations of the State, or foreign corporations, and of associations, partnerships, and individuals;

(8) To invest its funds and to lend money in any manner appropriate to enable it to carry on the operations or to fulfill the purposes named in the declaration or bylaws, and to take and to hold real and personal property as security for the payment of funds so invested or loaned; and

(9) Generally, to exercise the powers set forth in this title and the declaration or bylaws and to do every other act not inconsistent with law, which may be appropriate to promote and attain the purposes set forth in this title, the declaration or bylaws.

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(J) A CONTRACT FOR THE SALE OF A UNIT SUBSEQUENT TO THE INITIAL SALE OF THAT UNIT IS NOT ENFORCEABLE BY THE VENDOR UNLESS THE VENDOR DELIVERS THE FOLLOWING DOCUMENTS TO THE PURCHASER:

(1) A COPY OF THE DECLARATION AND BYLAWS;

(2) A COPY OF THE ARTICLES OF INCORPORATION OF THE COUNCIL OF UNIT OWNERS, IF IT IS INCORPORATED; AND

(3) A COPY OF THE THEN CURRENT ANNUAL OPERATING BUDGET FOR THE CONDOMINIUM, IF ANY.

A GRANT OF A UNIT IS NOT INVALID IF THE VENDOR FAILS TO COMPLY WITH THE REQUIREMENTS OF THIS SUBSECTION.