

OR MORE OF THE VOTES, AND WITH THE EXPRESS WRITTEN CONSENT OF THE MORTGAGEES HOLDING AN INTEREST IN THOSE UNITS AS TO WHICH UNIT OWNERS VOTE AFFIRMATIVELY. ANY EASEMENT, RIGHT-OF-WAY, LICENSE, OR SIMILAR INTEREST GRANTED BY THE COUNCIL OF UNIT OWNERS UNDER THIS SUBSECTION SHALL STATE THAT THE GRANT WAS APPROVED BY UNIT OWNERS HAVING AT LEAST $66 \frac{2}{3}$ PERCENT OF THE VOTES, AND BY THE CORRESPONDING MORTGAGEES.

11-126.

(a) A contract for the initial sale of a unit to a member of the public is not enforceable by the vendor unless:

(1) [the] THE purchaser is given [at] ON OR BEFORE the time a contract is entered into between the [developer] VENDOR and [a] THE purchaser, a public offering statement AS AMENDED containing all of the information set forth in subsection (b); and

(2) [the] THE contract of sale contains, in conspicuous type, a notice of the purchaser's right to receive a public offering statement and his rescission rights [in accordance with] UNDER this section.

(b) The public offering statement [referred to in] REQUIRED BY 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, AND RULES AND REGULATIONS;

(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 OF, maintenance OF, or access [of] TO 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;

(5) A COPY OF THE ACTUAL ANNUAL OPERATING BUDGET FOR THE CONDOMINIUM OR, IF NO ACTUAL OPERATING BUDGET EXISTS, [A] A copy of the projected annual operating budget for the condominium including reasonable details concerning:

(1) [the] THE estimated monthly payments by the purchaser for assessments, [and]