

(1) [a] A copy of the declaration (other than the plats)[,];

(2) [the] THE bylaws[,];

(3) [the] THE rules or regulations of the condominium[, and];

(4) [a] A certificate containing:

[(1)] (I) A statement disclosing the effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the unit OTHER THAN ANY RESTRAINT CREATED BY THE UNIT OWNER;

[(2)] (II) A statement setting forth the amount of the monthly common expense assessment and any unpaid common expense or special assessment currently due and payable from the selling unit owner;

[(3)] (III) A statement of any other fees payable by THE unit owners TO THE COUNCIL OF UNIT OWNERS;

[(4)] (IV) A statement of any capital expenditures [proposed] APPROVED by the council of unit owners planned at the time of the conveyance WHICH ARE NOT REFLECTED IN THE CURRENT OPERATING BUDGET DISCLOSED UNDER SUBPARAGRAPH (VI) OF THIS PARAGRAPH;

[(5)] A statement of the amount of any reserves for capital expenditures and of any portions of those reserves designated by the council of unit owners for any specified projects;]

[(6)] (V) The most recent regularly prepared balance sheet and income and expense statement, if any, of the condominium;

[(7)] (VI) The current operating budget of the condominium INCLUDING DETAILS CONCERNING THE RESERVE FUND FOR REPAIR AND REPLACEMENT AND ITS INTENDED USE, OR A STATEMENT THAT THERE IS NO RESERVE FUND;

[(8)] (VII) A statement of any judgments against the condominium and the [status] EXISTENCE of any pending suits to which the council of unit owners is a party;

[(9)] (VIII) A statement GENERALLY describing any insurance [coverage] POLICIES provided for the benefit of unit owners, A NOTICE THAT COPIES OF THE POLICIES ARE AVAILABLE FOR INSPECTION, STATING THE LOCATION AT WHICH THE COPIES ARE AVAILABLE, AND A NOTICE THAT THE TERMS OF THE POLICY PREVAIL OVER THE DESCRIPTION;