

(B) IT IS UNLAWFUL FOR ANY PERSON TO ACT AS PROJECT BROKER FOR A TIME-SHARE PROJECT UNLESS SUCH PERSON IS A LICENSED REAL ESTATE BROKER.

(C) IT IS UNLAWFUL FOR ANY PERSON TO SELL, ADVERTISE, OR OFFER FOR SALE ANY TIME-SHARE UNLESS SUCH PERSON IS A LICENSED BROKER, ASSISTANT BROKER, OR SALES PERSON, OR IS EXEMPT FROM LICENSURE PURSUANT TO ARTICLE 56, § 212(D) OF THE CODE.

(D) NOTWITHSTANDING SUBSECTION (C), ANY PERSON WHO IS NOT A LICENSED REAL ESTATE BROKER, ASSOCIATE BROKER, OR SALESMAN MAY BE EMPLOYED BY THE DEVELOPER OR PROJECT BROKER TO CONTACT BUT NOT SOLICIT, IN PERSON OR BY TELEPHONE, ANY PERSON TO ATTEND ANY SALES PRESENTATION CONCERNING A TIME-SHARE PROJECT, PROVIDED HOWEVER, THAT THE PERSON SO EMPLOYED:

(1) PERFORMS ONLY CLERICAL TASKS;

(2) MERELY ARRANGES APPOINTMENTS INDUCED BY OTHERS;

OR

(3) ONLY PREPARES OR DISTRIBUTES PROMOTIONAL MATERIALS.

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(A) REMEDIES PROVIDED BY THIS TITLE SHALL BE LIBERALLY ADMINISTERED TO THE END THAT THE AGGRIEVED PARTY IS PUT IN AS GOOD A POSITION AS IF THE OTHER PARTY HAD FULLY PERFORMED. HOWEVER, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES MAY NOT BE AWARDED EXCEPT AS SPECIFICALLY PROVIDED IN THIS TITLE OR BY OTHER RULE OF LAW.

(B) A COURT, UPON FINDING AS A MATTER OF LAW THAT A SALES CONTRACT OR A CLAUSE IN A CONTRACT WAS UNCONSCIONABLE AT THE TIME THE CONTRACT WAS MADE, MAY REFUSE TO ENFORCE THE ENTIRE CONTRACT OR REFUSE TO ENFORCE THE REMAINDER OF THE CONTRACT WITHOUT SUCH UNCONSCIONABLE CLAUSE OR LIMIT THE APPLICATION OF ANY UNCONSCIONABLE CLAUSE IN ORDER TO AVOID AN UNCONSCIONABLE RESULT.

(C) IF A DEVELOPER OR ANY OTHER PERSON FAILS TO COMPLY WITH ANY PROVISION OF THIS TITLE OR THE TIME-SHARE INSTRUMENT, ANY PERSON ADVERSELY AFFECTED BY THE FAILURE TO COMPLY HAS A CLAIM FOR APPROPRIATE RELIEF. PUNITIVE DAMAGES MAY BE AWARDED FOR THE WILLFUL AND WANTON FAILURE TO COMPLY WITH THIS TITLE. THE COURT MAY ALSO AWARD REASONABLE ATTORNEY'S FEES TO THE PREVAILING PARTY.

(D) ANY PURPORTED CONVEYANCE, ENCUMBRANCE, JUDICIAL SALE, FORECLOSURE SALE, OR OTHER VOLUNTARY OR INVOLUNTARY TRANSFER OF A TIME-SHARE MADE WITHOUT THE USE PERIOD WHICH IS PART OF THAT TIME-SHARE IS VOID.