

(b) If the words[, "single family residential unit," "property," "blocks,"] "SINGLE FAMILY RESIDENTIAL UNIT", "PROPERTY", "BLOCKS", or other designation denoting a unit of land, appear in the Code, the public local laws, or any local enactment, a reference to a condominium unit or regime, whichever is appropriate, is deemed inserted after these descriptive terms where appropriate to implement this title.

DRAFTER'S NOTE:

Error: Misplaced and extraneous punctuation in § 11-141(b) of the Real Property Article.

Occurred: Ch. 641, Acts of 1974.

11B-105.

(a) A contract for the initial sale of a lot in a development containing more than 12 lots to a member of the public who intends to occupy or rent the lot for residential purposes is not enforceable by the vendor unless:

(3) The contract of sale contains[,] a notice, in conspicuous type, which shall include bold and underscored type, in a form substantially the same as the following: "This sale is subject to the requirements of the Maryland Homeowners Association Act (the "Act"). The Act requires that the seller disclose to you certain information concerning the development in which the lot you are purchasing is located. The content of the information to be disclosed is set forth in § 11B-105(b) of the Act. The seller must also provide you with copies of any substantial and material amendments to the information provided to you. You have three days to rescind this contract after receiving any substantial and material amendments to the information required by § 11B-105(b) of the Act which adversely affects you. By purchasing a lot within a development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the homeowners association within the development. You should review the disclosures carefully to ascertain your rights, responsibilities, and obligations within the development."

DRAFTER'S NOTE:

Error: Extraneous punctuation in § 11B-105(a)(3) of the Real Property Article.

Occurred: Ch. 321, Acts of 1987.

11B-107.

(c) The rights of a purchaser under this section may not be waived in the contract and any attempted waiver is void.