

((20) (i) A disclosure of the existence of express warranties from the vendor to purchasers of lots within the development, including warranties on improvements constructed on the lots and common areas; and

(ii) If there are no express warranties, a disclosure of that fact;

(21) A disclosure of the remedies available to the homeowners association or owners of lots within the development for violations of covenants, restrictions, rules, or regulations of the homeowners association;

(22)](13) A description of special rights or exemptions reserved by or for the benefit of the declarant or the vendor, including:

(i) The right to conduct construction activities within the development;

(ii) The right to pay a reduced homeowners association fee or assessment; and

(iii) Exemptions from use restrictions or architectural control provisions contained in the declaration or provisions by which the declarant or the vendor intends to maintain control over the homeowners association[;].

[(23) A disclosure of off-site amenities which will not be owned by the homeowners association, but for which the homeowners association or lot owners will be responsible for maintaining or contributing to a fund for use or maintenance; and

(24) (i) A statement as to whether title insurance on the common areas will be issued to the homeowners association; and

(ii) If title insurance will be issued, a statement of the premiums for the title insurance and a statement as to who will be responsible for the payment of the premiums.]

(c) Except as provided in subsection (d) of this section, the requirements of subsection (b) of this section shall be deemed to have been fulfilled if the information required to be disclosed is provided to the purchaser in writing in a clear and concise manner. The disclosure may be summarized or produced in a collection of documents, including plats, the declaration, or the organizational documents of the homeowners association, provided those documents effectively convey the required information to the purchaser.

(d) (1) IF (I) SUBJECT TO THE PROVISIONS OF ITEM (II) OF THIS PARAGRAPH, IF any of the information required to be