

(III) BY § 11B-107(B) OF THIS TITLE EXCEPT FOR THOSE DISCLOSURES REQUIRED BY PARAGRAPHS (3)(1) AND (5).

(2) BEGINNING JANUARY 1, 1989, WITHIN 30 DAYS OF THE ADOPTION OF OR AMENDMENT TO ANY OF THE DISCLOSURES REQUIRED BY THIS TITLE TO BE DEPOSITED IN THE DEPOSITORY, A HOMEOWNERS ASSOCIATION SHALL DEPOSIT THE ADOPTED OR AMENDED DISCLOSURES IN THE DEPOSITORY.

(3) IF A HOMEOWNER'S ASSOCIATION FAILS TO DEPOSIT IN THE DEPOSITORY ANY OF THE DISCLOSURES REQUIRED TO BE DEPOSITED BY THIS SECTION, ~~THE RULES OF SUCH ASSOCIATION SHALL BE UNENFORCEABLE UNTIL SUCH TIME AS SUCH DEPOSIT IS MADE OR BY § 11B-105(B)(6)(II) OR § 11B-106(B)(5)(II), THEN THOSE DISCLOSURES WHICH WERE NOT DEPOSITED SHALL BE UNENFORCEABLE UNTIL THE TIME THEY ARE DEPOSITED.~~

11B-113.

(A) THERE IS A HOMEOWNERS ASSOCIATION DEPOSITORY IN THE OFFICE OF THE CLERK OF THE COURT IN EACH COUNTY AND THE CITY OF BALTIMORE.

(B) CONSISTENT WITH THE DUTIES OF A CLERK OF A COURT AS ENUMERATED IN § 2-201 OF THE COURTS AND JUDICIAL PROCEEDINGS ARTICLE, THE DIRECTOR CLERK OF THE COURT SHALL ESTABLISH AND THEREAFTER MAINTAIN A DEPOSITORY FOR THE PURPOSE OF MAKING AVAILABLE TO THE PUBLIC UPON REQUEST THE INFORMATION TO BE DEPOSITED BY HOMEOWNERS ASSOCIATIONS.

(C) THE DEPOSITORY SHALL:

(1) BE ESTABLISHED AND MAINTAINED IN EACH COUNTY AND THE CITY OF BALTIMORE AS A DOCUMENT FILE SEPARATE FROM THE LAND RECORDS OF THE COUNTY OR CITY;

(2) CONTAIN A RECORD OF THE NAMES OF ALL HOMEOWNERS ASSOCIATIONS FOR EACH COUNTY AND THE CITY OF BALTIMORE;

(3) CONTAIN ALL DISCLOSURES DEPOSITED BY A HOMEOWNERS ASSOCIATION; AND

(4) BE AVAILABLE TO THE PUBLIC FOR VIEWING AND FOR OBTAINING COPIES DURING THE REGULAR BUSINESS HOURS OF THE DEPARTMENT OFFICE OF THE CLERK.

(D) (1) THE CLERK OF THE COURT IS AUTHORIZED TO REGULATE THE FORM AND MANNER OF DOCUMENTS DEPOSITED INTO THE DEPOSITORY AND TO CHARGE FEES SUFFICIENT TO COVER THE REASONABLE AND ORDINARY EXPENSES OF MAINTAINING THE DEPOSITORY COLLECT FEES FOR A DEPOSIT.