

THE RESERVE FUND FOR REPAIR AND REPLACEMENT OR A STATEMENT THAT THERE IS NO SUCH RESERVE FUND;

(6) A copy of any lease to which it is anticipated the unit owners or the council of unit owners will be a party following closing;

(7) A description of any contemplated expansion of the condominium with a general description of each stage of expansion and the maximum number of units that can be added to the condominium;

(8) A copy of the floor plan of the unit;

(9) A description of any recreational or other facilities which are to be used by the unit owners and maintained by them or by the council of unit owners and a statement as to whether or not they are to be part of the common elements;

(10) A statement as to whether streets within the condominium are to be dedicated to public use or maintained by the council of unit owners; [and]

(11) A STATEMENT OF ANY JUDGMENTS AGAINST THE COUNCIL OF UNIT OWNERS AND THE STATUS OF ANY PENDING SUITS TO WHICH THE COUNCIL OF UNIT OWNERS IS A PARTY;

(12) A DESCRIPTION OF THE NATURE AND OWNERSHIP OF ALL PROPERTY AND FACILITIES ON THE SITE WHICH ARE NOT PART OF THE CONDOMINIUM;

[[11]] (13) In the case of condominiums containing buildings substantially completed more than [five] 5 years prior to the recordation of the declaration, a statement of the physical condition and state of repair of the major structural, mechanical, electrical, and plumbing components of the improvements to the extent reasonably ascertainable AND ESTIMATED REPAIR COSTS. The vendor is entitled to rely on the reports of architects or engineers authorized to practice their profession in this State[.];

(14) A DESCRIPTION OF ANY PROVISION IN THE DECLARATION OR BYLAWS LIMITING THE DURATION OF DEVELOPER CONTROL OR REQUIRING THE PHASING-IN OF UNIT OWNER PARTICIPATION, OR A STATEMENT THAT THERE IS NO SUCH PROVISION; AND

(15) ANY OTHER INFORMATION REQUIRED BY REGULATION DULY ADOPTED AND ISSUED BY THE SECRETARY OF STATE.

(C) THE PUBLIC OFFERING STATEMENT MAY NOT BE USED FOR ANY PROMOTIONAL PURPOSE BEFORE REGISTRATION AND AFTERWARDS ONLY IF IT IS USED IN ITS ENTIRETY. A PERSON MAY NOT ADVERTISE OR REPRESENT THAT THE SECRETARY OF STATE HAS APPROVED OR RECOMMENDED THE CONDOMINIUM, THE DISCLOSURE