

delivery to you of all of this information or (2) within five days following delivery to you of any changes or amendments to this information.

(j) A contract for the sale of a unit subsequent to the initial sale of that unit is not enforceable by the vendor unless the vendor delivers the following documents to the purchaser:

- (1) A copy of the declaration and bylaws;
- (2) A copy of the articles of incorporation of the council of unit owners, if it is incorporated; and
- (3) A copy of the then current annual operating budget for the condominium, if any.

A grant of a unit is not invalid if the vendor fails to comply with the requirements of this subsection.]

11-127.

~~{A}--A-DEVELOPER-MAY-NOT-OFFER-OR--DISPOSE--OF--A--UNIT INTENDED--FOR-RESIDENTIAL-USE-UNLESS-THE-CONDOMINIUM-AND-THE UNIT-ARE-REGISTERED-WITH-THE-SECRETARY-OF-STATE-~~

(A) ALL PROPERTIES WHICH ARE SUBJECTED TO A CONDOMINIUM REGIME FOR RESIDENTIAL USE PURSUANT TO THE PROVISIONS OF THIS TITLE SHALL BE REGISTERED WITH THE SECRETARY OF STATE. A UNIT IN A CONDOMINIUM REGIME MAY NOT BE SOLD OR OFFERED FOR SALE UNTIL THE CONDOMINIUM REGIME HAS BEEN REGISTERED WITH THE SECRETARY OF STATE.

(B) (1) AN APPLICATION FOR REGISTRATION SHALL CONSIST OF THE PUBLIC OFFERING STATEMENT DESCRIBED IN SECTION 11-126 OF THIS TITLE. A DEVELOPER SHALL FILE THE NUMBER OF COPIES REQUIRED BY THE SECRETARY OF STATE, ~~--INCLUDING--ONE--TO--BE FORWARDED-BY-THE-SECRETARY-TO-THE-COUNTY-AND/OR-MUNICIPALITY WHERE--THE--CONDOMINIUM-IS-LOCATED-~~. THE SECRETARY OF STATE SHALL NOTIFY THE GOVERNING BODY OF THE COUNTY AND/OR MUNICIPALITY IN WHICH THE CONDOMINIUM IS LOCATED OF THE FILING OF THE APPLICATION. AN APPLICATION SHALL BE ACCOMPANIED BY A FEE OF NOT LESS THAN \$100, IN AN AMOUNT EQUAL TO \$5 PER UNIT.

(2) A DEVELOPER PROMPTLY SHALL FILE AMENDMENTS TO REPORT ANY ACTUAL OR EXPECTED MATERIAL CHANGE IN ANY DOCUMENT OR INFORMATION CONTAINED IN THE APPLICATION.

(C) (1) THE SECRETARY OF STATE SHALL ACKNOWLEDGE RECEIPT OF AN APPLICATION FOR REGISTRATION WITHIN 5 BUSINESS DAYS AFTER RECEIVING IT. THE SECRETARY SHALL DETERMINE WHETHER THE APPLICATION SATISFIES THE DISCLOSURE REQUIREMENTS OF § 11-126 OF THIS TITLE, ~~-NO-Sooner-Than-30 DAYS-AND-NO-LATER-THAN WITHIN 45 DAYS AFTER RECEIPT. THE COUNTY--AND/OR-MUNICIPALITY-WHERE-THE-CONDOMINIUM-IS-LOCATED MAY-MAKE-WRITTEN-COMMENT-TO-THE-SECRETARY-OF-STATE-~~