

to unit owners having a majority of votes in the council of unit owners may be terminated by a majority vote of the council of unit owners without liability for the termination. The termination shall become effective upon 30 days' written notice of the termination from the council of unit owners. This section shall not apply to any contract or grant between the council of unit owners and any governmental agency or public utility.

[11-126.] 11-134.

Any provision of a declaration or other instrument made pursuant to this title which requires the owner of a unit to engage or employ the developer or any subsidiary or affiliate of the developer for the purpose of effecting a sale or lease of any unit is void. Any provision of any contract for the sale of any unit which requires the purchaser to engage or employ the vendor or any subsidiary or affiliate of the vendor for the purpose of effecting a sale or lease of any unit is void. The provisions of this section apply to declarations, instruments and contracts made prior to and after July 1, 1974.

11-135.

(A) IN THE EVENT OF A RESALE OF A UNIT BY A UNIT OWNER OTHER THAN A DEVELOPER, THE UNIT OWNER SHALL FURNISH TO A PURCHASER BEFORE EXECUTION OF ANY CONTRACT FOR SALE OF A UNIT OR OTHERWISE BEFORE CONVEYANCE A COPY OF THE DECLARATION (OTHER THAN THE PLATS), THE BYLAWS, THE RULES OR REGULATIONS OF THE CONDOMINIUM, AND A CERTIFICATE CONTAINING:

(1) A STATEMENT DISCLOSING THE EFFECT ON THE PROPOSED CONVEYANCE OF ANY RIGHT OF FIRST REFUSAL OR OTHER RESTRAINT ON THE FREE ALIENABILITY OF THE UNIT;

(2) A STATEMENT SETTING FORTH THE AMOUNT OF THE MONTHLY COMMON EXPENSE ASSESSMENT AND ANY UNPAID COMMON EXPENSE OR SPECIAL ASSESSMENT CURRENTLY DUE AND PAYABLE FROM THE SELLING UNIT OWNER;

(3) A STATEMENT OF ANY OTHER FEES PAYABLE BY UNIT OWNERS;

(4) A STATEMENT OF ANY CAPITAL EXPENDITURES PROPOSED BY THE COUNCIL OF UNIT OWNERS ~~FOR THE CURRENT AND THE 2-NEXT-SUCCESSING-FISCAL-YEARS~~ PLANNED AT THE TIME OF THE CONVEYANCE;

(5) A STATEMENT OF THE AMOUNT OF ANY RESERVES FOR CAPITAL EXPENDITURES AND OF ANY PORTIONS OF THOSE RESERVES DESIGNATED BY THE COUNCIL OF UNIT OWNERS FOR ANY SPECIFIED PROJECTS;

(6) THE MOST RECENT REGULARLY PREPARED BALANCE SHEET AND INCOME AND EXPENSE STATEMENT, IF ANY, OF THE CONDOMINIUM;