CCA ACT OF DECLARATION

ARTICLE VII. LEASES AND CONVEYANCES

Section 2. Sale of Units.

Prior to any such sale or the execution of a contract to sell any such Unit, or otherwise before conveyance, the **Unit Owner** or other person selling the Unit for such Unit Owner shall submit to the buyer the following information required by law:

(a) Copy of this Condominium Declaration, with all exhibits and amendments there to, except for the Plat of Survey and Building Plan:

(b) Copy of the Articles of Incorporation and By-Laws of the Association, and all amendments thereto;

(c) Certificate containing the following:

 (i) Statement setting forth the amount of any current Common Expense Assessments;

 (ii) Statement of any capital expenditures approved by the Association for the current and two next succeeding fiscal years;

 (iii) Statement of the amount of any reserves for capital expenditures and of any portions of those reserves designated by the Association for any specified projects;

 (iv) Most recent balance sheet and income statement and expense statement of the Association, if any;

 (v) Current operating budget of the Association, if any:

 (vi) Statement of any unsatisfactory judgments against the Association and the status of any pending suits to which the Association is a party' and,

 (vii) Statement describing any insurance coverage provided by the Association.

The Unit Owner may also be required to provide other information in accordance with the Act. **The Association shall provide each Unit Owner, for such reasonable fees as may be set by the Association, copies of all necessary documents and information which such Unit Owner may need in order to sell his Unit in accordance with the provisions of law**