

Article 4.

Protection of Purchasers.

**§ 47C-4-101. Applicability; waiver.**

(a) This Article applies to all units subject to this chapter, except as provided in subsection (b) or as modified or waived by agreement of purchasers of units in a condominium in which all units are restricted to nonresidential use.

(b) Neither a public offering statement nor a resale certificate need be prepared or delivered in the case of a disposition which is:

- (1) Gratuitous;
- (2) Pursuant to court order;
- (3) By a government or governmental agency;
- (4) By foreclosure or deed in lieu of foreclosure;
- (5) To a person in the business of selling real estate who intends to offer those units to purchasers; or
- (6) Subject to cancellation at any time for any reason by the purchasers without penalty. (1985 (Reg. Sess., 1986), c. 877, s. 1.)