§ 47C-1-104. Variation; power of attorney or proxy to declarant.
   (a) Except as specifically provided in specific sections of this chapter, the provisions of
       this chapter may not be varied by the declaration or bylaws.
   (b) The provisions of this chapter may not be varied by agreement; however, after
       breach of a provision of this chapter, rights created hereunder may be knowingly waived in
       writing.
   (c) If a declarant, in good faith, has attempted to comply with the requirements of this
       chapter and has substantially complied with the chapter, nonmaterial errors or omissions shall
       not be actionable.
   (d) Notwithstanding any other provision of this chapter, a declarant may not act under a
       power of attorney or proxy or use any other device to evade the limitations or prohibitions of
       this chapter, the declaration, or the bylaws. (1985 (Reg. Sess., 1986), c. 877, s. 1.)