

to Unit owners. Only a passenger automobile in operating conditions with a then current and effective license tag and inspection sticker may be parked upon or in parking areas and spaces, and the Board of Directors may cause property stored or parked in violation hereof removed at the expense of the residence owner who parked or stored the same or whose lessee, family member, invitee, or lessee's family member or invitee parked or stored the same or at the expense of the residence owner on whose behalf the same is parked or stored or who caused or permitted such parking or storage. The cost of removal and further storage shall be assessed against the residence owner liable for such costs hereunder.

(b) The Directors of the Association may promulgate additional rules and regulations governing parking that may be just and reasonable.

VI. PROPERTY TO BE GOVERNED BY BY-LAWS

A. The administration of the property, whether incorporated or unincorporated, will be governed by the By-Laws attached hereto and made a part hereof and designated as Exhibit "E". The By-Laws must necessarily provide for at least the following:

1. Form of administration indicating whether this shall be in charge of an administrator or of a Board of Administration, or otherwise, and specifying the powers, manner of removal and, where proper, the compensation thereof.

2. Method of calling or summoning the Co-Owners to assemble; that a majority of Co-Owners present and voting is required to adopt decisions; who is to preside over the meeting and who will keep the minute book wherein the resolutions shall be recorded.

3. Care, upkeep and surveillance of the property and its general or limited common elements and services.

4. Manner of collecting from the Co-Owners for the payment of the common expenses.