

shall be exercised and performed upon a majority of the total vote of the Association, except as otherwise provided in the Act, the Declaration or these by-laws, such powers and duties to include but not be limited to the following:

1. Election of directors, as provided in these by-laws.
2. Removal of any director upon vote of 75% of the total vote of the Association, and election of a replacement therefor upon vote of a majority of said total vote.
3. Determination whether to repair, reconstruct or rebuild after a casualty, as provided in the Declaration.
4. Determination whether to make structural changes or additions, as provided in the Declaration.
5. Promulgation of regulations, as provided in the Declaration.
6. Taking action upon proposed sale, lease or mortgaging of a residence, as provided in various paragraphs of the Declaration, with respect to first refusal, etc.
7. Proposal and approval of amendments to the Declaration and condominium deeds, as provided in the Declaration.
8. Approval of amendments to the by-laws, as provided in these by-laws.
9. Approval of termination of the condominium and removal of the property from the provisions of the Act, as provided in the Declaration.
10. Approval of increase in assessments, as provided in the Declaration.

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