

(b) Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the membership of the Association, and after being proposed and approved by one of such bodies, it must be approved by the other. Directors and members not present at the meetings considering the amendment may express their approval in writing. Such approvals must be by sixty-six and two-thirds (66 2/3%) percent of the Directors and, unless otherwise specified in this Declaration or the Act, by not less than sixty-six and two-thirds (66 2/3%) percent of the total vote of the Association; provided, however, that if the Association shall vote to amend the By-Laws in any respect, such By-Law amendment shall be set forth in an amendment to this Declaration and shall be valid when approved by a majority of the total vote of the Association.

(c) Recording. A copy of each amendment provided for in this Section 12.01 shall be certified by the Board of Directors of the Association as having been duly adopted and shall be effective when recorded.

Section 12.02. Termination. The condominium may be terminated and the Property removed from the provisions of the Act in the following manner:

(a) Agreement. All of the unit owners may remove the Property from the provisions of the Act by an instrument to that effect, duly recorded, provided that the holders of all liens affecting any of the units consent thereto or agree, in either case by instruments duly recorded, that their liens be transferred so as to affect and be a lien upon only the percentage of undivided interest in the Property of the unit owner whose unit had been subject to such lien.

(b) Destruction. In the event it is determined in the manner provided in Section 6.04, that the Property shall not be repaired or reconstructed after casualty, the condominium will be terminated and the Condominium Documents revoked. The determination not to repair or reconstruct after casualty shall be evidenced by a certificate of the Association certifying as to facts affecting the termination, which certificate shall become effective upon being recorded.

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