

right to exercise all voting rights of the members of the Association and to exercise and perform all of its duties and functions.

(2) Until such time as Joe W. Hiller, Architect its successors and assigns have sold, conveyed or otherwise disposed of all Condominium Units located in Summit X Horizontal Property Regime, the Master Deed and/or the By-Laws shall not be changed, altered, amended or revoked with regard to the method of selecting the managing agent, management contract, the imposition of Assessments, the repair or reconstruction of any Condominium Unit, the method and procedure of adopting rules and regulations pertaining to the conduct of members and the use of the General Common Elements and Limited Common Elements without the express written approval of Joe W. Hiller, Architect, its successors and assigns first had and obtained.

Section 8. Votes may be cast in person or by proxy. Proxies must be filed with the Secretary before the designated time of each meeting.

Section 9. Acts authorized, approved or ratified by the casting of a majority of the votes represented at a meeting at which a quorum is present, in person or by proxy, shall be the acts of the Association, except where a higher percentage vote is required by these By-Laws or by law, and shall be binding for all purposes.

Section 10. Any action which may be taken at a meeting of the membership may be taken without a meeting if a consent or ratification, in writing, setting forth the action so taken or to be taken shall be signed by persons who would be entitled to cast seventy-five percent (75%) of the votes of membership of the Association at a meeting and such consent is filed with the Secretary of the Association and is inserted in the Minute Book thereof.

ARTICLE III

BOARD OF DIRECTORS

Section 1. The business and affairs of the Association shall be governed by a Board of Directors (herein sometimes referred to as the "Board"), all of whom, after Joe W. Hiller, Architect has sold ninety percent (90%) of the Units in Summit X Horizontal Property Regime, shall be Owners of Condominium

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