

shall exercise all the powers, and shall be responsible for performance of all the duties, of the Association as provided in the Act, this Declaration, and the by-laws, excepting only those powers and duties specifically and exclusively assigned to the other officers, the Board of Directors or the members of the Association by the Act, this Declaration or the by-laws. The Manager may be an individual, a corporation, or any other person, as the Board of Directors shall determine. If the Board of Directors determine to discharge the Manager, as authorized above, the Manager shall, if he is a compensated employee of the Association, receive either thirty (30) days notice prior to termination and thirty (30) days salary after termination, or sixty (60) days salary in lieu of any prior notice. The Manager shall be bonded in such amount as the Board of Directors shall require. Any agreement for professional management of the project must provide that the management contract may be terminated for cause on thirty (30) days written notice and the term of such contract can not exceed one (1) year, renewable by agreement for successive one-year periods.

- E. **Notice.** Notice for any purpose may be given by the Association to residence owners and the residence owners to the Association in the manner provided in the By-Laws for notice of meetings to members of the Association.

XI. **INSURANCE.** Insurance (other than title insurance) which shall be carried upon the common areas and facilities and the residences shall be covered by the provisions set out in Appendix Two, which is attached as part of this Declaration. Some of these provisions are summarized as follows:

- A. The Association will carry at the common expense of the residence owners the following policies.