

XI.

Members of the initial board of directors need not be members of this Association if they are nominees of a corporate member. Otherwise, each member of the board of directors must be a member of the Association. If a condominium parcel is owned by more than one person, the membership relating thereto shall nevertheless have only one vote which shall be exercised in the manner provided for in the by-laws.

XII.

This Association shall never provide for non-voting membership.

XIII.

The Association shall have the following powers:

- (1) To make contracts and to loan money, under such regulations as may be fixed in its bylaws, possessing the same powers in such respects as individuals now enjoy;
- (2) To borrow money for the purpose of carrying out the objects of its charter, to make notes, bonds, or other evidences of debt and to secure the payment of its obligations by mortgage or deed of trust on all or any of its property and franchises, both real and personal;
- (3) To expel or suspend members;
- (4) To enforce the collection of dues and charges under such penalties as may be provided in the bylaws;
- (5) To have succession by its name in perpetuity;
- (6) To sue and be sued;
- (7) To use a common seal and to alter the same at pleasure;
- (8) To hold, purchase, lease, mortgage or otherwise dispose of and convey such real and personal estate as the business of the Association requires;
- (9) To appoint such subordinate officers and agents as the business of the Association requires, prescribe their duties and fix their compensation; and
- (10) To make bylaws not inconsistent with any existing law for the management of its property or the regulation of its affairs;

and, additionally, those powers conferred by the aforesaid Declaration of Condominium, this Constitution and all lawful bylaws of the Association.