

and performed upon a majority of the total vote of the Association, except as otherwise provided in, 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 therefore 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. Proposal and approval of amendments to the Declaration and condominium deeds, as provided in the Declaration.
7. Approval of amendments to the By-Laws, as provided in these By-Laws.
8. Approval of termination of the condominium and removal of the property from the provisions of the Act, as provided in the Declaration.
9. Approval of increase in assessments, as provided in the Declaration.

III. DIRECTORS

A. Number and Election. The Board of Directors shall consist of five members who shall be elected by the members of the Association. The first Board shall be elected at the initial meeting of members, one such Director being elected for five (5) years, one for four (4) years, one for three (3) years, one for two (2) years and one for one (1) year, or until the next annual meeting following the expiration of their various respective terms, whichever is the later. Upon expiration of the original terms, the vacancies thus created shall thereafter be filled for terms of three (3) years.