

(vi) To contract for the management of the common areas and facilities in the Condominium project and to designate to such contractor all of the powers and duties of the Association, except those which may be required by the Master Deed to have approval of the Board of Directors or membership of the Association.

(vii) To enforce by legal means the provisions of the Articles of Incorporation and By-Laws of the Association, the Master Deed and the regulations hereinafter promulgated governing use of the property in the Condominium.

(viii) To pay all taxes and assessments which are liens against any part of the Condominium other than units and the appurtenances thereto, and to assess the same against the members and their respective units subject to such liens.

(ix) To carry insurance for the protection of the members and the Association against casualty and liability.

(x) To pay all costs of power, water, sewer and other utility services rendered to the condominium and not billed to the owners of the separate units; and

(xi) To employ personnel for reasonable compensation to perform the services rendered to the condominium and not billed to the owners of the separate units; and

(xii) To levy special assessments, in the event insurance proceeds are insufficient to pay for the estimated cost of reconstruction and repair (or for the actual cost thereof if the work has actually been done) against all unit owners in proportion to the unit owner's share in the common elements, for that portion of the deficiency as is attributable to the cost of restoration of the common elements, and against the individual unit owners for that portion of the deficiency as is attributable to his/her individual unit; provided, however, that if the Board of Directors find that it cannot determine with reasonable certainty the portion of the deficiency attributable to specific individual units, then the Board of Directors shall levy the assessment for the total deficiency against all of the units in

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