

forth in the Master Deed; collecting Working Capital Assessments; and in general, causing the Association to have sufficient funds to perform the obligations imposed upon it by the Act, the Master Deed and these Bylaws;

(b) Causing the Project to be maintained in good condition and repair with adequate security;

(c) Regulating the use and enjoyment of the Project to promote the enjoyment thereof by all parties entitled to the benefits therefrom;

(d) Causing the Association to comply with all obligations related to the insurance coverage contained in applicable provisions of the Federal National Mortgage Association Conventional Home Mortgage Selling Contract Supplement and as specified in the Master Deed; and

(e) Causing the Association to provide all documents and to undertake all activities specified in the Master Deed for the benefit of mortgagees;

(f) Causing personnel necessary for the proper operations of the Regime to be employed; and

(g) Entering into all contractual arrangements deemed necessary or appropriate by the Board of Directors to permit the Regime to comply with the requirements of the Act, Master Deed or these Bylaws.

Section 6.2. Employment of Professional Condominium Manager. The Board of Directors shall cause the Association to employ a professional management company in accordance with the provisions of the Master Deed, which shall be delegated with such powers and charged with such responsibilities as deemed necessary or appropriate by the Board of Directors to permit, at a minimum, the collection of all Assessments, payment of recurring expenses attending to proper maintenance and operation of the Project on a day to day basis.