

representatives and successors. Any person becoming a unit owner shall automatically become a member of the Association and be subject to these Bylaws, and this membership shall terminate without any formal action of the Association whenever such person ceases to be a unit owner, but such termination shall not relieve any such former unit owner from any liability or obligation incurred under or in any way connected with the condominium during the period of this ownership and membership, or impair any effective remedies which the Board of Directors or the Association or others may have against such former unit owner arising out of, or in any way connected with, such ownership and membership and the covenants and obligations incident thereto.

(b) On all matters upon which the members are entitled to vote, each member shall be entitled to cast a vote equal to such member's percentage share of the common area, limited common area and facilities.

(c) A quorum of members' meetings shall consist of persons entitled to cast a majority (51% of the value of the property) of the votes of the entire membership. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such person for the purpose of determining a quorum.

(d) The vote of the owners of a unit owned by more than one person or by a corporation or other entity shall be cast by the person named in a Certificate signed by all of the owners of the unit and filed with the Secretary of the Association, and such certificate shall be valid until revoked by subsequent certificate. If such a certificate is not on file, the vote of such owners shall not be considered