

(1) Care of Individual Grounds and Units thereon: In the event of the election of any Unit Owner owning a Unit with Individual Grounds allocated thereto under the provision of Article V (5.05(d)) to have the Individual Grounds maintained by the Board, including but not limiting thereto, landscaping, gardening, snow and natural debris removal, the Board shall be empowered to perform all duties and obligations pertinent thereto.

6.09 Vouchers: All vouchers for payment of expenditures by the Board shall be signed by such officer or officers, agent or agents of the Board and in such manner as from time to time shall be determined by written resolution of the Board. In the absence of such determination by the Board, such vouchers shall be signed by the Treasurer and countersigned by the President of the Board.

6.10 Rules and Regulations:

(a) Rules: The Board, at the direction of the Voting Members having two-thirds (2/3) of the total votes, may adopt such reasonable rules and regulations as it may deem advisable for the maintenance, conservation and beautification of the Property, and for the health, comfort, safety and general welfare of the Owners and Occupants of said Property. Written notice of such rules and regulations shall be given to all Owners and Occupants and the entire Property shall at all times be maintained subject to such rules and regulations.

(b) Management: Notwithstanding any other provision herein, the Board may, after prior approval of the Voting Members having two-thirds (2/3rds) of the total votes, engage the services of an agent to manage the property to the extent deemed advisable by the Board, provided, however, that it is expressly understood that the DEVELOPER expressly reserves the right to designate an initial managing agent or agents for a period not to exceed three (3) years from the date of the recording of this Declaration, and the right of the Board to designate a different managing agent shall be in all respects subject to any or all contractual rights resulting from such initial designation of a managing agent by the DEVELOPER.

(c) Nothing hereinabove contained shall be construed to give the Board authority to conduct an active business for profit on behalf of all of the Owners or any of them.

ARTICLE VII

ASSESSMENTS - MAINTENANCE FUND

7.01 Preparation of Estimated Budget: Each year on or before December 1, the Board shall estimate the total amount necessary to pay the costs of wages,