9) VOTING: voting shall be on percentage basis and the percentage of the vote to which the owner is entitled is the percentage assigned to he family unit or units in the declaration.

10) QUORUM: Except as otherwise provided in these laws presence in person of a majority of owners shall constitute a quorum.

11) VOTES TO BE CASE IN PERSON: Votes shall be cast in person.

CHAPTER-III

12) POWERS AND DUTIES OF ASSOCIATION: The Association will have the responsibility of administering the **"VENKATESH RESIDENCY"** Apartment condominium, approving the annual budget establishing and collection monthly assessments and arranging for the management of the condominium in an efficient manner. Except as otherwise provided resolutions of the Association shall require approval by a majority of owners casting votes in persons.

13) PLACE OF MEETINGS: Matting's of the Association shall be held at suitable place convenient to the owners as any from time to time designate by the Association.

14) ANNUAL MEETINGS: The First annual meeting of the associations shall be held on the day and date as agreed between the members. Thereafter the annual meeting of the Association shall be held on the 1st of January of each succeeding year. At such meetings there shall be elected by ballot of the Apartment/ Unit owners a Board of Managers in accordance with the requirements of bylaws. The owners any also transact such other business of the Association as may properly come before them.

15) SPECIAL MEETINGS: It shall be the duty of president to call a special meeting of the unit/apartment owners as directed by a resolution of the Board or upon partitions singed by majority of the owners and having been presented to the Secretary or at the request of the Housing Commissioner, or as the case may be the Registrar or any officer duly authorized by him in this behalf the notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at special meeting except as stated in the notice without the consent of four fifths of the owners present in persons.

16) NOTICE OF MEETINGS: It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is so held to each unit/ Apartment owners at let 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in these byelaws shall be considered notice served. Notice of all meetings shall be mailed or sent to the Housing Commissioner, or as the calls may be the Register.

17) ADJOURNED MEETING: If any meeting or owners cannot be organized because a quorum has not attended the owner who present, may adjourn the meeting to time not less than forty-eight hours from the time original meeting was called. If at such adjourned meeting also no quorum is present the owners present in person being not less than tow shall form quorum.

18) ORDER OF BUSINESS: The order of business at shall meeting of the owners of units shall be as follows:

a) Roll Call.
b) Proof of notice of meeting or waiver of notice, Reading of minutes of preceding meeting.
c) Report of Officers.
d) Report of the Housing Commissioner, or the Registrar or of the officer duly authorized by them if present.
e) Report of Committees.
f) Election of Board Mangers.
g) Unfinished Business, if any.
h) New business.

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CHAPTER-IV

19) MANAGEMENT OF ASSOCIATION: The affairs of the Association shall be governed by a Board of Managers.

20) POWER AND DUTIES OF BOARD: The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by these by laws directed to be exercised and done by the owners.

21) OTHER DUTIES: In addition to duties imposed by these byelaws or by resolutions of the Association the Board shall be responsible for the following that is to say.

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a. Care, upkeep and surveillance of the **"VENKATESH RESIDENCY"** Apartment condominium and the common areas and facilities and the repaginated common area an facilities.
b. Collection of monthly assessment from the owners.
c. Designation, employment, remuneration and dismissal of the personal necessary for the maintenance and operation of the **"VENKATESH RESIDENCY"** Apartment condominium the common area and facilities and the restricted common areas and facilities.
d. To inspect the accounts kept by the secretary and or the Treasurer and examine the registers any account books and to take steps for the recovery of all sums due to the Association.
e. To sanction working expenses, count cash balance and deal with other miscellaneous business.
f. To inspect the accounts kept by the secretary and or the treasurer and

examine the registers and account books and to take steps sort the recovery of all sums due to the Association.

g. To see that cashbook is written up promptly and is signed daily by one the members of the Board authorized in this behalf.

h. To hear and deal with complaints.

22) MANAGER: The Board may comply for the Association a Manager at a compensation determined by the board to perform such duties and services as the Board shall authorize including but not limited to the duties listed in by lay

23) ELECTION AND TERM OF OFFICE: At the first annual meeting of the Association the term of the office of Managers shall be fixed for three years. The term of office of Managers shall be fixed at two years and the term of office of one Manger shall be fixed at one year. At the expiration of initial term of office of each respective Manger his successor shall be elected to serve a term of three years. The Manger shall hold their first meeting.

24) VACANCIES: Vacancies in the Board caused by any reason other than the removal of a Manager by a vote of the Association shall be filled by vote of the majority of the remaining Mangers even though they may constitute less than a quorum and each person so elected shall be a Manager until a successor is elected at the next annual meeting of the Association.

25) REMOVAL OF MANAGER: At any regular or special meeting duly called any one or more of the Mangers may be removed with or without cause by a majority of the unit/apartment owners and a successor may then and there by elected to fill the vacancy thus created. Any manager whose removal has been proposed by the owners shall be given an opportunity to be in be meeting.

26) ORGANIZATION MEETING: The first meeting of a newly elected board shall be held within ten days of election at such place shall be fixed by the Mangers at the meeting at which such Manger were elected and no notice shall be necessary to the newly elected Mangers in order legally to constitute such meeting provided a majority of the whole Board shall be present.

27) REGULAR MEETING: Regular meeting of the Board may be held at such time and place as shall be determined from time to time by majority of Managers by at least two such meetings shall be held during each year notice of regular meetings of the board shall be given to each manager personally or by mail or telegraph at least three days prior to the day named for such meetings.

28) SPECIAL MEETINGS: Special meeting of the Board may be called by the president on three days' notice to each manager given personally or by mail or telegraph which notice shall stage the time place as hereinabove provided and purpose of the meeting. Special meetings of the Board shall be called by the president or secretary in like manner and on like notice on written request of at least three managers.