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less, the officers of Treasurer and Secretary may be filled by the same person).

33. **ELECTION OF OFFICERS**:

The officers of the Association shall be elected annually by the Board at the organization meeting of each new Board and shall hold offices at the pleasure of the Board.

34. **REMOVAL OF OFFICERS**:

Upon an affirmative vote of a majority of the members of the Board any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

35. **PRESIDENT** :

The president shall be the Chief Executive Officer of the Association. He shall preside over at all meetings of the Association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of President of an Association, including, but not limited to, the power of appoint committees from among the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

36. **VICE-PRESIDENT** :

The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board shall appoint some other member of the Board so to act on an interim basis. The Vice President shall also perform such other duties as shall from the time to time be imposed upon him by the Board.

37. **SECRETARY**:

The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board may direct; and he shall, in general perform all the duties incidental to the office of Secretary.

38. **TREASURER**:

The Treasurer shall be responsible for funds and securities of the Association and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit, of the Association in such depositories as may from time to time be designated by the Board.

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CHAPTER - VI
OBLIGATION OF THE APARTMENT-OWNERS

39. **ASSESSMENTS** :

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the "ROYAL PALM" APARTMENT CONDOMINIM, which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, and earthquake or other hazard or calamity. The assessments shall be made pro-rata according to the value of the unit owned, as, stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve and a Reserve Fund for Replacements.

40. **MAINTENANCE AND REPAIR** :

(1) Every owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would affected the "ROYAL PALM" APARTMENT CONDOMINIUM in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

(2) All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephones, air conditioners, sanitary installations, doors, windows, laps and all other accessories belonging to the unit area shall be at the expenses of the apartment owner concerned.

(3) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common area and facility damaged through his fault.

41. **USE OF FAMILY UNITS-INTERNAL CHANGES** :

(1) All units shall be utilized for residential purposes only.

(2) An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying the Association in writing, through the President of the Board if no Manager is employed. The Association shall have obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation.

42. **USE OF COMMON AREAS AND FACILITIES AND PRESTRICTED COMMON AREAS AND FACILITIES** :

(1) An owner shall not place of cause to be placed or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of "ROYAL PALM" APARTMENT CONDOMINIUM and facilities of a

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similar nature both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

43. **RIGHTS OF ENTRY** :

(1) An owner shall grant the right of entry to the Manager or to any other person authorized by the Board or the Association in case of any emergency originating in or threatening his unit whether the owners is present at the time or not.

(2) An owner shall permit other owner or their representative when so required to enter his unit for the purpose of performing installations, alternations or repairs to the mechanical or electrical services provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of the emergency, such right of entry shall be immediate.

44. **RULES OF CONDUCT** :

(1) No resident of the "ROYAL PALM" APARTMENT CONDOMINIUM shall post any advertisement, or posters of any kind in or on the building except as authorized by the Association.

(2) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the municipal sanitary by-laws or regulations.

(3) It is prohibited to hand garments rugs, etc. from the windows balconies, or from any of the facades of the "ROYAL PALM" APARTMENT CONDOMINIUM.

(4) It is prohibited to dust rugs, etc., from the windows, or to clean rugs etc. by beating on the exterior part of the said Condominium.

(5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purpose in the service areas. If such installation is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dustbin.

(6) No owner, resident or lessee shall install wiring for electrical or telephone installation, television antenna, machines or air-conditioning units, etc., on the exterior of the "ROYAL PALM" APARTMENT CONDOMINIUM or that protrude through the walls or the roof of that Condominium except as authorized by the Association.

CHAPTER - VII
FUNDS AND THEIR INVESTMENTS :

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