

ARTICLE IX

POWERS AND DUTIES OF THE BOARD OF TRUSTEES

Section 1. Powers. The Board of Trustees shall have the power.

- (a) To call special meetings of Members whenever it deems it necessary;
- (b) To appoint and remove at its pleasure all officers, agents, and employees of the Master Association, prescribe their duties, fix their compensation, and require from them such security or fidelity bond or other indemnity as it may deem expedient or prudent. Nothing in these By-Laws shall be construed to prohibit the employment of any Member, Officer, or Trustee of the Master Association in any capacity whatsoever;
- (c) To establish, levy, assess, and collect the assessments or charges referred to in the Master Declaration including the right to collect assessments in advance;
- (d) To adopt and publish rules and regulations governing the use of the Common Property and the personal conduct of the Members and their guests thereon;
- (e) To exercise for the Master Association all powers, duties and authority vested in or delegated to this Master Association by the Master Declaration, including the power to dedicate common property to the Townships of Bedminster and Bernards;
- (f) To authorize contracts with persons, firms or corporations to carry out any of the functions, powers, duties and responsibilities delegated to it for the benefit of the Master Association;
- (g) While the Declarant or his assigns maintains a majority of the Board of Trustees, they shall make no additions, alterations, improvements or purchases not contemplated herein which would necessitate a special assessment or a substantial increase in the monthly assessment unless required by a government agency, title insurance company, mortgage lender or in the event of an emergency;
- (h) The Declarant or his assigns shall not be permitted to cast any votes held by him for unsold lots, parcels, units or interests to amend

the Master Declaration, these By-laws or any other document for the purpose of changing the permitted use of any sold lot, parcel, unit or interest or for the purpose of reducing the common property affecting any sold lot, parcel, unit or interest.

Section 2. **Duties.** It shall be the duty of the Board of Trustees:

(a) To cause to be kept a complete record of all its acts and corporate affairs and to present a report thereof to the Members at the annual meeting or at any special meeting when so requested in writing by Members entitled to cast at least one-fourth (1/4) of the total votes eligible to be cast;

(b) To supervise all officers, agents and employees of the Master Association, and to see that their duties and functions are properly discharged;

(c) To fulfill those duties as more fully provided in the Master Declaration applicable to the Property;

1) To fix the amount of the assessment against each Lot or Unit for each assessment period at least thirty (30) days in advance of the date or period when the same is to become effective; and, at the same time;

2) To prepare and maintain a roster of the properties and assessments applicable thereto which shall be kept in the office of the Master Association and shall be open to inspection by any Member; and at the same time;

3) To send written notice of each assessment to any owner subject thereto;

(d) To issue or cause an appropriate officer to issue upon demand by

Any person, a certificate setting forth whether any assessment has

Been paid. Such certificate shall be conclusive evidence of any assessment therein stated to have been paid.