

(a) The administration of every condominium shall be governed by bylaws which shall be recorded with the declaration. If the council of unit owners is incorporated, these bylaws shall be the bylaws of that corporation.

(b) The bylaws shall express at least the following particulars:

(1) The form of administration, indicating whether the council of unit owners shall be incorporated or unincorporated, and whether, and to what extent, the duties of the council of unit owners may be delegated to a board of directors, manager, or otherwise, and specifying the powers, manner of selection and removal of them;

(2) The mailing address of the council of unit owners;

(3) The method of calling the unit owners to assemble; the attendance necessary to constitute a quorum at any meeting of the council of unit owners; the manner of notifying the unit owners of any proposed meeting; who presides at the meetings of the council of unit owners, who keeps the minute book for recording the resolutions of the council of unit owners, and who counts votes at meetings of the council of unit owners; and

(4) The manner of assessing against and collecting from unit owners their respective shares of the common expenses.

~~(c) -- IF THE BYLAWS PROVIDE FOR DELEGATION OF POWER TO A BOARD OF DIRECTORS, THE BYLAWS SHALL SPECIFY:~~

~~(1) -- THE NUMBER OF MEMBERS OF THE BOARD OF DIRECTORS AND THE TITLES OF THE OFFICERS OF THE COUNCIL OF UNIT OWNERS;~~

~~(2) -- ELECTION BY THE BOARD OF DIRECTORS OF A PRESIDENT, TREASURER, SECRETARY, AND ANY OTHER OFFICERS OF THE COUNCIL OF UNIT OWNERS WHICH THE BYLAWS SPECIFY;~~

~~(3) -- THE QUALIFICATIONS, POWERS AND DUTIES, TERMS OF OFFICE, AND MANNER OF ELECTING AND REMOVING MEMBERS OF THE BOARD OF DIRECTORS AND OFFICERS, AND FILLING VACANCIES;~~

~~(4) -- WHICH IF ANY, OF ITS POWERS THE BOARD OF DIRECTORS OR OFFICERS MAY DELEGATE TO OTHER PERSONS OR TO A MANAGING AGENT; AND~~

~~(5) -- WHICH OF ITS OFFICERS MAY PREPARE, EXECUTE, CERTIFY, AND RECORD AMENDMENTS TO THE DECLARATION ON BEHALF OF THE COUNCIL OF UNIT OWNERS.~~

~~(d) -- UNLESS THE BYLAWS SPECIFY A LARGER PERCENTAGE, A QUORUM IS DEEMED PRESENT THROUGHOUT ANY MEETING OF THE BOARD OF DIRECTORS IF PERSONS ENTITLED TO CAST 51 PERCENT OF THE VOTES ON THAT BOARD ARE PRESENT.~~