

(a) **Taxes and assessments and other liens and encumbrances which shall properly be assessed or charged against the Common Areas rather than against the individual Owners, if any.**

(b) **Care and preservation of the Common Maintenance Area and Common Area.**

(c) **The services of a professional person or management firm to manage the Association or any separate portion thereof to the extent deemed advisable by the Board, (provided that any contract for management of the Association shall be terminable by the Association, with no penalty upon ninety days prior written notice to the managing party) and the services of such other personnel as the Board shall determine to be necessary or proper for the operation of the Association, whether such personnel are employed directly by the Board or by the manager.**

(d) **Legal and accounting services.**

(e) **A policy or policies of insurance insuring the Association against any liability to the public or to the Owners (and/or invitees or tenants) incident to the operation of the Association in any amount or amounts as determined by the Board of Directors, including a policy or policies of insurance as provided herein in Article IV.**

(f) **Workers compensation insurance to the extent necessary to comply with any applicable laws.**

(g) **Such fidelity bonds as may be required by the By-Laws or as the Board may determine to be advisable.**

(h) **Any other materials, supplies, insurance, furniture, labor, services, maintenance, repairs, structural alterations, taxes or assessments (including taxes or assessments assessed against an individual Owner) which the Board is required to obtain or pay for pursuant to the terms of this Declaration or by law or which in its opinion shall be necessary or proper for the enforcement of this Declaration.**

**Section 2. Powers and Duties of Board. The Board, for the benefit of the Owners, shall have the following general powers and duties, in addition to the specific powers and duties provided for herein and in the By-Laws of the Association:**

(a) **To execute all declarations of ownership for tax assessment purposes with regard to the Common Areas, if any, on behalf of all Owners.**

(b) **To borrow funds to pay costs of operation secured by assignment or pledge of rights against delinquent Owners if the Board sees fit.**

(c) **To enter into contracts, maintain one or more bank accounts, and generally to have all the power necessary or incidental to the operation and management of the Association including, at the option of the Board, the providing of any police and/or other security protection and/or snow removal from sidewalks and/or streets.**