

**§576. Contents of bylaws**

The bylaws shall provide for the following: [PL 1965, c. 357 (NEW).]

**1. Board of directors.** The election from among the unit owners of a board of directors, the number of persons constituting and the term of office of such board; a provision that the terms of at least 1/3 of such board shall expire annually; the powers and duties of the board; the compensation, if any, of the directors; the method of removal from such board; powers of the board in engaging the services of a manager or managing agent.

[PL 1965, c. 357 (NEW).]

**2. Meetings.** Method of calling meetings of the unit owners; what percentage, if other than a majority, of unit owners shall constitute a quorum.

[PL 1965, c. 357 (NEW).]

**3. President.** Election of a president from among the board of directors who shall preside over the meetings of the board of directors and of the association of unit owners.

[PL 1965, c. 357 (NEW).]

**4. Secretary.** Election of a secretary who shall keep the minute book wherein resolutions shall be recorded.

[PL 1965, c. 357 (NEW).]

**5. Treasurer.** Election of a treasurer who shall keep the financial records and books of account.

[PL 1965, c. 357 (NEW).]

**6. Repairs.** Maintenance, repair and replacement of the common areas and facilities and payments therefor, including the method of approving payment vouchers.

[PL 1965, c. 357 (NEW).]

**7. Expenses.** Manner of collecting from the unit owners their share of the common expenses.

[PL 1965, c. 357 (NEW).]

**8. Personnel.** Designation and removal of personnel necessary for the maintenance, repair and replacement of the common areas and facilities.

[PL 1965, c. 357 (NEW).]

**9. Rules and regulations.** Method of adopting and amending administrative rules and regulations governing the details of the operation and use of the common areas and facilities.

[PL 1965, c. 357 (NEW).]

**10. Restrictions.** Such restrictions on and requirements respecting the use and maintenance of the units and the use of the common areas and facilities not set forth in the declaration as are designed to prevent unreasonable interference with the use of their respective units and of the common areas and facilities by the several unit owners. An association of unit owners may not include in its bylaws or declaration, or any rule adopted pursuant to the bylaws or declaration, or any deed a restriction that prohibits a unit owner from displaying on that unit owner's private property a sign that supports or opposes a candidate for public office or a referendum question during the period from 6 weeks prior to the date that a primary or general election or special election is held regarding that candidate or referendum question to one week after the election for that political candidate or vote for that referendum question is held.

[PL 2015, c. 271, §1 (AMD).]

**11. Amend bylaws.** A provision that 75% of the unit owners may at any time modify or amend the bylaws, but that no amendment shall be contrary to the requirements of this section.

[PL 1965, c. 357 (NEW).]

**12. Other provisions.** Other provisions deemed necessary for the administration of the property consistent with this chapter.

[PL 1965, c. 357 (NEW).]

**SECTION HISTORY**

PL 1965, c. 357 (NEW). PL 2015, c. 271, §1 (AMD).

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