

(12) TO REGULATE THE USE, MAINTENANCE, REPAIR, REPLACEMENT, AND MODIFICATION OF COMMON ELEMENTS;

(13) TO CAUSE ADDITIONAL IMPROVEMENTS TO BE MADE AS A PART OF THE GENERAL COMMON ELEMENTS;

(14) TO GRANT EASEMENTS, LEASES, LICENSES, AND CONCESSIONS THROUGH OR OVER THE GENERAL COMMON ELEMENTS;

(15) TO IMPOSE AND RECEIVE ANY PAYMENTS, FEES, OR CHARGES FOR THE USE, RENTAL, OR OPERATION OF THE COMMON ELEMENTS OTHER THAN LIMITED COMMON ELEMENTS;

(16) TO IMPOSE CHARGES FOR LATE PAYMENT OF ASSESSMENTS AND, AFTER NOTICE AND AN OPPORTUNITY TO BE HEARD, LEVY REASONABLE FINES FOR VIOLATIONS OF THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS OF THE COUNCIL OF UNIT OWNERS, PURSUANT TO SECTION 11-112;

(17) TO IMPOSE REASONABLE CHARGES FOR THE PREPARATION AND RECORDATION OF AMENDMENTS TO THE DECLARATION, BYLAWS, RULES, REGULATIONS, OR RESOLUTIONS, RESALE CERTIFICATES, OR STATEMENTS OF UNPAID ASSESSMENTS;

~~(18) -- TO PROVIDE FOR THE INDEMNIFICATION -- OF -- ITS OFFICERS -- AND -- EXECUTIVE -- BOARD -- AND -- MAINTAIN -- DIRECTORS' -- AND -- OFFICERS' -- LIABILITY -- INSURANCE;~~

(18) TO PROVIDE FOR THE INDEMNIFICATION OF AND MAINTAIN LIABILITY INSURANCE FOR OFFICERS, DIRECTORS, AND ANY MANAGING AGENT OR OTHER EMPLOYEE CHARGED WITH THE OPERATION OR MAINTENANCE OF THE CONDOMINIUM;

(19) TO EXERCISE ANY OTHER POWERS CONFERRED BY THE DECLARATION OR BYLAWS;

(20) TO EXERCISE ANY OTHER POWERS NECESSARY AND PROPER FOR THE GOVERNANCE AND OPERATION OF THE COUNCIL OF UNIT OWNERS; AND

[(9)] (21) Generally, to exercise the powers set forth in this title and the declaration or bylaws and to do every other act not inconsistent with law, which may be appropriate to promote and attain the purposes set forth in this title, the declaration or bylaws.

(e) [No] A unit owner may NOT have any right, title, or interest in any property owned by the council of unit owners other than as holder of a percentage interest in common expenses and common profits appurtenant to his unit.

(f) A unit owner's rights as holder of a percentage interest in common expenses and common profits are such that: