

B. The Manager shall obtain estimates of the cost to repair, reconstruct or rebuild the property damaged as soon as practicable after damage or destruction of any of the condominium property. The cost of such repair, reconstruction or rebuilding in excess of insurance proceeds, will be assessed, with respect to damaged common areas and facilities, pro rata among the residence owners in accordance with their percentage interests, and will be assessed against the individual residence owners of damaged residences with respect to damaged residences.

C. Proceeds of insurance and sums paid upon assessments by reason of damage to the property will be paid to the Insurance Trustee, which will be disbursed as a construction fund for repair, reconstruction and the rebuilding of the property damaged, and any surplus remaining after completion thereof shall be repaid to the residence owners as their interests appears.

D. In the event 50% or more of a building is destroyed by fire or other casualty and cannot be rebuilt due to zoning regulations, then and in that event, the interest of a unit owner in said destroyed building shall be governed by the provisions contained in Appendix One, Paragraph E.

In the event of a conflict between the summary contained in this paragraph XII and the provisions of Appendix Two, Appendix Two will govern.

XIII. STRUCTURAL CHANGES, EXTERIOR CHANGES AND ADDITIONS. Whenever it is desired that structural changes or additions be made to the common area and facilities, the following provisions will control:

A. Required vote. If the vote to make any such change or addition is at least 75% or more of the total vote of the Association, the proposed change or addition shall be made, and the cost thereof shall be borne by the residence owners in their respective percentages of undivided interest in the common area and facilities.

B. Excessive additional cost. If the cost of such change or addition is greater than 1 1/2% of the total value of the property in condominium, any residence owner who votes against the change or addition but was required to bear a proportionate amount of the cost may require the Association to buy his residence at a fair price. The term "total value" means the value determined by an appraisal of the whole condominium

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