should fifty (50%) percent or more of a building(s) be destroyed by fire or other casualty and, due to zoning regulations, said building(s) may not be reconstructed as part of the condominium, the Association agrees that adequate fire and extended coverage insurance shall be maintained so as to pay the insurance trustee for the benefit of each unit owner or his lien creditors, as their interests may appear, in such owner's unit located in said destroyed building(s), an amount not less than the unit owner's cost of the unit plus improvement package cost and closing costs at the time of purchase. Should this occur and upon payment in full of said insurance proceeds, the said unit owner shall have not further interest in or obligation to Wildaire-Merry Oaks Horizontal Property Regime I and II. Such unit owner's pro-rata interest in the condominium shall be added to the interests of the remaining unit owners on a pro-rata basis. The unit owner, upon receipt of proceeds due him as set out above, agrees to execute whatever deeds or other legal documents as may be required by the Association to effectively terminate his entire interests in the Regime. Should said owner refuse or fail to execute any such documents, he or she and their respective spouses do hereby irrevocably appoint the Directors of the Association (this shall be a power coupled with an interest) as his or her agent and attorney-in-fact to execute whatever deeds, with dower duly renounced, and other legal documents as may be required to effectively terminate his or her interests in the Regime.

G. In the event the property is re-zoned resulting in the removal of the non-conforming use restriction, Declarant reserves the right, at any time hereafter, to amend the Master Deed, without the necessity of securing consents by individual unit owners, for the sole purpose of deleting those portions of the Master Deed which are set forth and contained in paragraph F. shown above.

2. Article XVIII, REPAIR, RECONSTRUCTION OR REBUILDING, is amended by adding at the end thereof, the following paragraph: