

unit owners as a group to an individual unit owner and of one unit owner against another.

(c) Workmen's compensation insurance, if necessary or if required in order to comply with the requirements of law.

(d) Fidelity insurance covering those employees of the Board of Directors or those agents and employees hired by the Board of Directors who handle condominium funds, in amounts as determined by the Board of Directors.

(e) The Board of Directors may obtain, from time to time, such other insurance as it may deem desirable or necessary.

4. All policies purchased by the Association shall be for the benefit of the Association, all unit owners and their mortgagees as their interests may appear. Such policies shall provide that all insurance proceeds payable on account of loss or damage shall be payable to the Insurance Trustee. The Insurance Trustee shall not be liable for payment of premiums, nor for the renewal or sufficiency of the policies, nor for the form or content of the policies, nor for the failure to collect any insurance proceeds. The sole duty of the Insurance Trustee shall be to receive such proceeds as are paid and to hold the same in trust for the purposes elsewhere stated herein, and for the benefit of the Association, the unit owners and their respective mortgagees, in the following shares, which shares need not be set forth upon the records of the Insurance Trustee:

(a) Proceeds on account of damage to general common elements and limited common elements in the same proportion as the undivided shares in the general common elements and limited common elements which are appurtenant to each unit.

(b) Proceeds on account of damage to units shall be held in the following undivided shares:

(i) for the owners of units which have been damaged or destroyed, in proportion to the cost of repairing the damage (exclusive of a unit owner's alterations and additions) suffered by each unit owner in the circumstances where the number

1213-493

1213-493