

approval of the Association shall be accompanied by a certificate stating that the sums then requested by the Association have either been paid by the Association or are then justly due and owing; that said sums do not exceed the value of the services and materials furnished, which services and materials shall be briefly described; and that there is no other outstanding indebtedness known to the Board of Directors of the Association for the services and materials described which might become the basis of a vendor's, mechanic's, materialmen's or similar lien upon the condominium property. Further, all payees shall deliver to the Insurance Trustee paid bills and waivers of mechanic's or materialmen's liens and such affidavits as may be required by law or as may be reasonable required by the Insurance Trustee or the Association.

7. If the net proceeds of insurance policies are insufficient to pay for the estimated cost of reconstruction and repair (or for the actual cost thereof if the work has actually been done), the Board of Directors shall promptly, upon determination of the deficiency, levy a special assessment against all unit owners in proportion to the unit owner's share in the common elements, for the portion of the deficiency as is attributable to the cost of restoration of the common elements, and against the individual unit owners for that portion of the deficiency as is attributable to his/her individual unit; provided, however, that if the Board of Directors find that it cannot determine with reasonable certainty the portion of the deficiency attributable to specific individual units, then the Board of Directors shall levy the assessment for the total deficiency against all of the units in proportion to the unit owner's share in the general common elements and limited common elements just as though all of the said damage occurred to the general common elements and limited common elements.

(a) The proceeds of any insurance policy or policies, together with any special assessment collected by the Board of Directors shall be delivered to the Insurance Trustee, and shall constitute a construction fund for the payment of the cost of repairing or restoring after fire or other casualty.