

Directors shall obtain reliable and detailed estimates of the cost to place the damaged property in condition as good as it was before the casualty. Such cost may include professional fees and premiums or such bonds as the Board of Directors may require. Thereafter the Board of Directors shall have the right and obligation to negotiate and contract for the repair and reconstruction of the damaged property.

(c) If the damage is only to those parts of one unit for which the responsibility of maintenance and repair is that of the unit owner, then the unit owner shall be responsible for reconstruction and repair after casualty and the proceeds of insurance shall be paid to the unit owner and his/her mortgagee as their interests may appear or, at the direction of the unit owner and his/her mortgagee, the proceeds shall be paid to such person or persons performing labor thereof or furnishing materials therefor.

(d) If the damage or loss is other than as specified in paragraph 6(c) herein, and if such damage or loss is less than the sum of Ten Thousand (\$10,000.00) Dollars, the insurance proceeds shall be endorsed over to the Association which shall promptly contract for the repair and restoration of the damage. In the event such damage or loss is in excess of Ten Thousand (\$10,000.00) Dollars, the insurance proceeds shall be disbursed by the Insurance Trustee for the repair and restoration of the property upon the written direction and approval of the Association, but in no event more frequently than semi-monthly. The written direction and 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 are no other outstanding indebtednesses 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