

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 Four Thousand (\$4,000.00) 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 mechanics' or materialmen's liens and such affidavits as may be required by law or as may be reasonably 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 that 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 individual unit; provided, however, that if the Board of