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2. Minor damages to residences which does not render any residence untenable will be repaired, reconstructed or rebuilt upon written application of any residence owner.

3. Damage which renders more than two-thirds (2/3rds) of the property untenable will not be repaired, reconstructed or rebuilt unless otherwise unanimously agreed by the co-owners in which case the provisions of the act shall control.

4. All such repairs, reconstruction or rebuilding will be substantially in accordance with the plans and specifications for each building prior to such damage.

B. The Manager shall obtain estimates of the cost to repair, reconstruct or rebuild the property damaged as soon as practicable after damage or destruction of any of the condominium property. The cost of such repair, reconstruction or rebuilding in excess of insurance proceeds, will be assessed, with respect to damaged common areas and facilities, pro rata among the residence owners in accordance with their percentage interests, and will be assessed against the individual residence owners of damaged residences with respect to damaged residences.

C. Proceeds of insurance and sums paid upon assessments by reason of damage to the property will be paid to the Insurance Trustee, which will be disbursed as a construction fund for repair, reconstruction and the rebuilding of the property damaged, and any surplus remaining after completion thereof shall be repaid to the residence owners as their interests appears.

In the event of a conflict between the summary contained in this paragraph XII and the provisions of Appendix Two, Appendix Two will govern.

XIII. STRUCTURAL CHANGES, EXTERIOR CHANGES AND ADDITIONS. Whenever it is desired that structural changes or additions be made to the common area and facilities, the following provisions will control:

A. Required vote. If the vote to make any such change or addition is at least 75% or more of the total vote of the Association, the proposed change or addition shall be made, and the cost thereof shall be borne by the residence owners in their respective percentages of undivided interest in the common area and facilities.

B. Excessive additional cost. If the cost of such change or addition is