

(a) Fire and extended coverage insurance and vandalism and malicious mischief insurance in an amount or amounts equal to the maximum insurable replacement value as determined annually by the Board of Directors, together with other casualty or physical damage insurance customary with respect to buildings similar in construction, location and use as the Board of Directors may hereafter determine. The Association shall cause the units and common facilities to be reappraised or revalued not less frequently than once every three years by an insurance agent or by such other means as the Association shall deem appropriate, and shall cause the amount of such coverage to be adjusted in accordance with such reappraisal or revaluation.

(b) Public liability and property damage insurance, in such amounts and in such forms as shall be required by the Board of Directors, providing that all liability insurance shall contain cross-liability endorsements to cover liabilities of the 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