

(c) Balconies, decks, entrances and stairs outside units shall be maintained and repaired, and shall be kept free and clear of snow, ice and any other accumulation by the unit owner who has exclusive use of such balconies, decks, entrances and stairs, at his own expense.

(d) Subject always to the requirement that applicable building requirements must be met, any such repair, reconstruction or rebuilding must be substantially in accordance with the plans and specifications for each original building, or as such building was last constructed.

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

4. Certificate. The Insurance Trustee may rely upon a certificate of the Manager to determine whether or not the property damaged or destroyed is to be repaired, reconstructed or rebuilt.

B. Estimates of Costs. As soon as practicable following damage to or destruction of any of the property in the condominium, the Manager shall obtain reliable and detailed estimates of the cost to place the damaged property in condition as good as that before the casualty.

C. Assessments. If the proceeds of insurance covering the common areas, limited common areas and facilities or any unit are not sufficient to defray estimated costs of repair, reconstruction or rebuilding of the particular property insured, the Manager shall assess the owner, or owners, as the case may be, of the particular property to cover such excess of costs, which assessment shall be collected and enforced in the manner provided for other assessments. If at any time during repair, reconstruction or rebuilding, or upon completion thereof, the funds for payment of the costs thereof are insufficient, assessments shall be made, as other assessments are authorized to be made, in sufficient amounts to provide funds to cover such excess of costs. Such assessments shall be made as follows:

1. Common areas, limited common areas and facilities. The Manager shall assess such excess of costs applicable to common areas, limited common areas and facilities against the owners in percentages equal to their respective percentages of ownership in the common areas, limited common areas and facilities.

2. Units. The Manager shall assess such excess of costs applicable to any unit against the owners thereof.