hereinafter provided. Any proceeds remaining after
defraying such expenses of the Trustee and paying the cost
of repairs or reconstruction shall be disbursed to the
beneficial owners, remittances to Unit Owners and their
mortgagees being payable jointly to them. This is a
covenant for the benefit of any mortgagee of a Unit and may
be enforced by such mortgagee.

(2)   If it is determined as provided for in Section 4 of this
Section XIII that the damage or destruction for which the
proceeds are paid shall not be repaired or reconstructed,
such proceeds shall be disbursed to such Persons as therein
provided.

(3)   Any and all disbursements of funds, whether such funds
consist of insurance proceeds, special assessments, sales
proceeds or any combination thereof, to be made by the
Trustee for any purpose whatsoever shall be made pursuant to
and in accordance with a certificate of the Association
signed by the President or Vice President and attested by
the Secretary setting forth whether or not the damage or
destruction is to be repaired or reconstructed and whether
the damage or destruction was to the General or Limited
Common Elements or one or more Units or both. If the damage
or destruction is not to be repaired or reconstructed, said
certificate shall direct that disbursements be made by the
Trustee as provided in accordance with the terms of Section
4(c) of this Section XIII.

If the damage or destruction is to the General and Limited
Common Elements and is to be repaired or reconstructed, said
certificate shall also be signed by or on behalf of the mortgagee
known by the Trustee to have the largest interest in or lien upon
such General and Limited Common Elements and may direct that
disbursements be made by the Trustee to those Persons and in such
amounts as may be specified therein or, in the alternative, said
certificate may authorize the Trustee to make disbursements upon
and pursuant to such written authorizations as may be submitted to