

the net proceeds of sale shall be paid to the Insurance Trustee. Such net proceeds of sale together with the net proceeds of the insurance on the property shall be considered as one fund and shall be divided among all the residence owners in shares equal to the fractional shares of undivided interest owned by each owner in the property (taking into account a residence owner's increased share by reason of a "betterments" increase or endorsement). To the extent sufficient for the purpose, a residence owner's share shall first be paid to satisfy any lien on the undivided interest in the property owned by such residence owner.

## XVIII.

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 greater than 1 1/2% of the total value of the property in condominium, any residence owner who votes against the change or addition but was required to bear a proportionate amount of the cost may require the Association to buy his residence at a fair price. The term "total value" means the value determined by an appraisal of the whole condominium including residences and Common Area, Limited Common Area and facilities and without deduction on account of debts secured thereby, conducted by an appraiser licensed by the American Institute of Real Estate Appraisers, and if the parties cannot agree upon an appraiser,

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