

20.5 All insurance policies purchased by the Association shall be for the benefit of the Association and the Unit Owners and their respective mortgagees as their respective interests may appear, and shall provide that all proceeds payable as a result of casualty losses shall be paid to the Association which shall receive such proceeds as are paid and hold the same in trust for the purposes elsewhere stated herein, for the benefit of the Association, the Unit Owners and their respective mortgagees, in the following shares, but such shares need not be set forth upon the records of the Association:

20.5.1 Proceeds on account of damage to Common Elements in the same proportion as the undivided shares in the Common Elements which are appurtenant to each of the units.

20.5.2 Proceeds on account of units shall be payable in the following manner in undivided shares:

20.5.2.1 Partial destruction when the building is restored. For the Unit Owners of the damaged units in proportion of the costs of repairing the damage suffered by each damaged unit. The Association shall certify the appropriate portions and each Unit Owner shall be bound thereby;

20.5.2.2 Total destruction when the building is destroyed or where the building is not to be restored. For all Unit Owners, the share of each being that set forth on Exhibit B as an undivided share in the Common Elements which are appurtenant to each of the units.

20.5.3 In the event a mortgagee endorsement has been issued as to a unit, the share of the unit owner shall be held in trust for the mortgagee and the Unit Owner as their interests may appear.

20.6 Proceeds of insurance policies received by the Association shall be distributed to or for the benefit of the Unit Owners in the following manner:

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