

In the event of the loss of or damage to personal property belonging to Association, the insurance proceeds, when received by the Insurance Trustee, shall be paid to Association. In the event of the loss of or damage to personal property constituting a portion of the common elements, and should the Board of Directors of Association determine not to replace such personal property as may be lost or damaged, then the insurance proceeds received by the Insurance Trustee shall be paid to all of the owners of all dwellings and their respective mortgagee or mortgagees, as their interests may appear, in the manner and in the proportions hereinbefore provided for the distribution of excess insurance proceeds.

25. Apportionment of Tax or Special Assessment If Levied and Assessed Against the Condominium as a Whole. In the event that any taxing authority having jurisdiction over the condominium shall levy or assess any Tax or Special Assessment against the condominium, as a whole, as opposed to levying and assessing such Tax or Special Assessment against each dwelling and its appurtenant undivided interest in common elements as now provided by law, then such Tax or Special Assessment so levied shall be paid as a common expense by Association, and any Taxes or Special Assessments which are to be so levied shall be included, wherever possible, in the estimated Annual Budget of Association, or shall be separately levied and collected as an assessment by Association against all of the owners of all dwellings and said dwelling if not included in said Annual Budget. The amount of any Tax or Special Assessment paid or to be paid by Association in the event that such Tax or Special Assessment is levied against the Condominium, as a whole, instead of against each separate dwelling and its appurtenant undivided interest in common elements shall be apportioned among the owners of all dwellings so that the amount of such Tax or Special Assessment so paid by the owner or owners of each dwelling shall be that portion of such total Tax or Special Assessment which bears the same ratio to said total Tax or Special Assessment as the undivided interest to each dwelling bears to the total undivided interest in common elements appurtenant to all dwellings. In the event that any Tax or Special Assessment shall be levied against the condominium in its entirety, without apportionment by the taxing authority to the dwellings and appurtenant undivided interests in common elements then the assessment by Association, which shall include the proportionate share of such Tax or Special Assessment attributable to each dwelling and its appurtenant undivided interest in common elements, shall separately specify and identify the amount of such assessment attributable to such Tax or Special Assessments, and the amount of such Tax or Special Assessment so designated shall be and constitute a lien prior to all mortgages and encumbrances upon any dwelling and its appurtenant undivided interest in common elements, regardless of the date of the attachment and/or recording of such mortgage or encumbrance, to the same extent as though such Tax or Special Assessment had been separately levied by the taxing authority upon each dwelling and its appurtenant undivided interest in common elements.

0.385

[REDACTED]