

event 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 unit owners in shares equal to the fractional shares of undivided interest owned by each unit owner in the Property (taking into account a unit owner's increased shares by reason of a "betterments" increase or endorsement). To the extent sufficient for the purpose, a unit owner's share shall first be paid to satisfy any lien on the undivided interest in the property owned by such unit owner.

(5) The Insurance Trustee may rely upon a certificate of the Association certifying as to whether or not the damaged property is to be repaired and restored; such certificate shall be delivered to the Insurance Trustee upon its request.

ARTICLE XII
ASSESSMENTS - LIENS - DEFAULT

(A) The Board of Directors of the Association has heretofore been charged with the authority and responsibility for administering the operation and management of Edgewood Medical Plaza Office Park Horizontal Property Regime, and has been authorized and directed to make, levy and collect assessments for the common expenses of the Association or for such other reasonable expenses as may be levied and directed by the Board of Directors.

(B) All assessments levied against the owners of units shall be uniform and, unless specifically otherwise provided for, each unit owner's percentage of common expenses shall equal their percentage of undivided interest in the general