

his own Unit shall be apportioned to the particular Unit involved and (iv) the total amount allocated to consequential damages and any other takings or injuries shall be apportioned as the Association determines to be equitable in the circumstances. If the allocation of the Condemnation Award is already established in negotiations, judicial decree or otherwise, then in allocating the Condemnation Award the Association shall employ such allocation to the extent it is relevant and applicable. Distribution of apportioned proceeds shall be disbursed as soon as practicable in the same manner provided in Sub-paragraph 26(b), (1) through (5).

(d) The Association shall timely notify each first mortgagee of any Lot of the commencement of the condemnation proceedings or eminent domain proceedings and shall notify said Mortgagees in the event of the taking of all or any part of the Common Area, if the value of the Common Area taken exceeds \$10,000.00

28. Reorganization.

In the event a partial taking results in the taking of a complete Unit, the Owner thereof automatically shall cease to be a member of the Association, shall cease to hold any right, title, or interest in the remaining Common Area and shall execute any and all documents necessary to accomplish the same. Thereafter, the Association shall reallocate the Ownership, voting rights, and assessment ratio in accordance with this Declaration according to the same principles employed in this Declaration at its inception and shall submit such reallocation to the Owners and first Mortgagees of remaining Units for amendment of this Declaration as provided in Paragraph 18.

29. Reconstruction and Repair.

Any reconstruction and repair necessitated by condemnation shall be governed by the procedures specified in Paragraph 26.

30. Assessment Reserves.

Each Owner, other than the Declarant, shall be required to deposit and to maintain with the Association up to three times the amount of the current estimated monthly common assessment, without interest, which sum shall be used by the Association as a reserve for paying such Owner's monthly common assessment, for purchase of equipment and supplies and for working capital. Such reserve shall be reviewed from time to time, and any deficiency shall be assessed to the Owner so that that amount required herein shall be maintained. Such advance payment shall not relieve an Owner from making the regular monthly payments of the monthly common assessment as the same come due. Upon the sale of his Lot, an Owner shall be entitled to a credit from his grantee for any unused portion thereof, and the amount of any deficiency in the reserve account shall be paid to the Association for the purposes herein set forth immediately following such sale.