

PHONE NUMBER

I HEREBY AFFIRM UNDER PENALTIES OF PERJURY THAT THE INFORMATION CONTAINED IN THE FOREGOING STATEMENT OF CONDOMINIUM LIEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

OFFICER (OR AGENT)

11-111. REPAIR OR RECONSTRUCTION.

(A) THE DECLARATION OR BY-LAWS MAY PROVIDE FOR THE REPAIR OR RECONSTRUCTION OF A CONDOMINIUM IN THE EVENT OF DAMAGE TO ALL OR PART OF THE CONDOMINIUM, FOR INSURANCE COVERAGE ON THE CONDOMINIUM BY THE COUNCIL OF UNIT OWNERS AND BY THE INDIVIDUAL UNIT OWNERS, AND FOR THE ALLOCATION OF AVAILABLE INSURANCE PROCEEDS TO REPAIR OR RECONSTRUCTION.

(B) (1) UNLESS OTHERWISE PROVIDED IN THE DECLARATION OR BY-LAWS, IN THE EVENT OF DAMAGE TO OR DESTRUCTION OF A CONDOMINIUM, THE COUNCIL OF UNIT OWNERS PROMPTLY SHALL UNDERTAKE TO REPAIR OR RECONSTRUCT IT, AND ALL COST OF THE REPAIR OR RECONSTRUCTION IN EXCESS OF AVAILABLE INSURANCE PROCEEDS SHALL BE A COMMON EXPENSE.

(2) HOWEVER, IF THE CONDOMINIUM IS DAMAGED TO THE EXTENT OF TWO-THIRDS OF ITS THEN REPLACEMENT COST, THE CONDOMINIUM SHALL BE SUBJECT TO AN ACTION FOR PARTITION AT THE SUIT OF ANY UNIT OWNER AS IF OWNED IN COMMON. IN THIS CASE, THE NET PROCEEDS OF SALE TOGETHER WITH ANY NET PROCEEDS OF INSURANCE SHALL BE CONSIDERED AS ONE FUND AND SHALL BE DIVIDED AMONG ALL UNIT OWNERS IN PROPORTION TO THEIR PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, AND SHALL BE DISTRIBUTED IN ACCORDANCE WITH THE PRIORITY OF INTERESTS IN EACH UNIT.

11-112. EMINENT DOMAIN.

(A) IN THIS SECTION, THE TERM "TAKING UNDER THE POWER OF EMINENT DOMAIN" INCLUDES ANY SALE IN SETTLEMENT OF ANY PENDING OR THREATENDED CONDEMNATION PROCEEDING.

(B) THE DECLARATION OR BY-LAWS MAY PROVIDE FOR AN ALLOCATION OF ANY AWARD FOR A TAKING UNDER THE POWER OF EMINENT DOMAIN OF ALL OR A PART OF THE CONDOMINIUM. THE DECLARATION OR BY-LAWS ALSO MAY PROVIDE FOR (1) REAPPORTIONMENT OR OTHER CHANGE OF THE PERCENTAGE INTERESTS APPURTENANT TO EACH UNIT REMAINING AFTER ANY TAKING; (2) THE REBUILDING, RELOCATION, OR RESTORATION OF ANY IMPROVEMENTS SO TAKEN IN WHOLE OR IN PART; AND (3) THE TERMINATION OF THE CONDOMINIUM REGIME FOLLOWING ANY TAKING.