

NOW, THEREFORE, the By-Laws of Berwick Green Horizontal Property Regime and Berwick Green Owners' Association, Inc. are hereby amended to read as follows:

ARTICLE VIII

INSURANCE

- (1) Hazard Insurance. The Board of Directors shall insure the Property, as it may be constituted from time to time, against loss or damage due to fire, windstorm, lightning, and flood, with extended coverage, in an amount not less than the maximum insurable replacement value of the Property as determined by the Board upon recommendation made by the Regime's insurer, it being understood that the Board, at its discretion, may have an appraisal made of the Property for this purpose, or in the amount reasonably obtainable as it relates to the flood coverage. The Board of Directors shall have the authority also to insure against other hazards and risks as it may deem desirable for protection of the Property. ~~All hazard insurance shall cover the entire Property, exclusive only of the contents and furnishings of the individual Unit.~~

- (4) Premiums and Deductibles. All premiums upon insurance policies purchased by the Board of Directors shall be assessed as Common Expenses to be paid by the Unit Owners through periodic assessments as herein provided. The Board may make a determination to allocate insurance deductibles and assess any non-reimbursable insurance costs in a manner the Board deems appropriate taking into consideration the type of claim, the portion of the property damaged, and the number of Owners directly affected by the damage. After such consideration, the Board may determine the pro rata share of such insurance deductibles and non-reimbursable insurance costs to be allocated to and/or paid by either all Unit Owners or some of the Unit Owners affected by the damage, in proportion to the value of the respective repairs. In the event substantially all the property is destroyed, the non-reimbursable expenses shall be shared by all Owners based on each Owners' pro rata value as set forth in the Master Deed.

- (6) Insurance by Unit Owners. Each Unit Owner shall be responsible for obtaining, at his sole expense, insurance covering the personal property, wall coverings, decorations, and furnishings within his own Unit, ~~and the additions and improvements made by him to the Unit~~ and board allocated deductibles and assessments as described in amended Article VIII (4) above. In addition each Unit Owner is responsible for obtaining, at his sole expense, insurance covering any other portion of his Unit as defined and described in the Master Deed as well as for any items described in Article V. Section 4 (a) (5) of the Master Deed to the extent not covered by the Association policy. Each Unit Owner shall also be responsible for obtaining, at his own expense, insurance covering his liability for the safety of the premises within his Unit. All such insurance policies shall include, however, provisions waiving (i) any right of the

