

ARTICLE VII

DAMAGE OR DESTRUCTION TO COMMON AREAS,

EASEMENT AREA AND DRIVEWAYS

In the event of damage or destruction to all or a portion of The Common Areas, the Easement Area or Driveways due to adversity or disaster, any insurance proceeds, if sufficient to reconstruct or repair the damage, shall be applied by the Association to such reconstruction and repair. If any insurance proceeds with respect to such damage or destruction are insufficient to repair and reconstruct the same, the damaged or destroyed areas shall be promptly repaired and reconstructed by the Association using any insurance proceeds and the proceeds of a reconstruction assessment. The reconstruction assessment provided for herein shall be a debt of each Owner and a lien on such Owner's Dwelling Lot and the improvements thereon and shall be enforced and collected as provided in Article IV hereof.

ARTICLE VIII

MAINTENANCE RESPONSIBILITIES

Section 1. Owner's Responsibilities. Each Owner shall be responsible for all costs and expenses relating to the maintenance, repair, upkeep, taxation and assessment of his/her

1
1
2
2
2
0
9
7
5