Insurance, page 24 section 8 of the Declaration of Trust

Section 8. Insurance

1 ) The trustees shall Obtain and maintain, to the extent available, master policies of insurance of the following kinds, naming the trust, the trustees, all of the Unit Owners and their mortgagees as insures as their interest appear:

1. Casualty or physical damage insurance on the buildings and all other insurable improvements forming part of the Condominium (including all of the units but not including the furniture, furnishings and other personal property of the Unit Owners therein), together with the service machinery, apparatus, equipment and installations located in the condominium and existing for the provision of central services or for common use, in an amount not less than eighty percent of their full replacement value (exclusive of foundations) as determined by the trustees in their judgment, against (1) loss or damage by fire and other hazards covered by the standard extended coverage endorsement, together with coverage for the payment of common expenses with respect to damaged Units during the period of reconstruction and (2) such other hazards and risks as the trustees from time to time in their discretion shall determine to be appropriate, including but not limited to vandalism, malicious mischief, windstorm, and water damage, boiler and machinery explosion or damage and plate glass damage. All policies of casualty or physical damage insurance Shall provide (1) that such policies may not be canceled or substantially modified without at least ten days' prior written notice to all of the insureds, including each Unit mortgagee and (2) that the coverage thereof shall not be terminated for nonpayment of premiums without thirty days' notice to all of the insured including each Unit mortgagee.

Certificates of such insurance and all renewals thereof, together with proof of payment of premiums, shall be delivered by the trust- to all Unit Owners and their mortgagees or request, at least ten days prior to the expiration of the then-current policies.

1. comprehensive public liability insurance in such amounts and forms as Shall be determined by the trustees, covering the Trust, the trustees, all of the Unit Owners and any manager or managing agent of the condominium, with limits of not less than a single limit of $1,000,000 for claims for bodily injury or property damage arising out of one occurrence and a limit of $100,000 for each occurrence for water damage legal liability and with cross liability endorsement to cover liability of any insured to other insureds.
2. workmen's compensation and employer's liability insurance covering any employees of the Trust.
3. Elevator liability and collision insurance
4. Such other insurance as the trustees shall determine to be appropriate, including insurance for any art collection loaned to the Condominium for display therein.
5. Such master policies Shall provide that all casualty loss proceeds hereunder shall be paid to the trusts as insurance trustees under these by-laws. The sole duty of the trustees are paid and to hold, use and disburse the same for the purposes stated in this Section and Section 5, Article 5. If repair or restoration of the damaged portions of the condominium is to be made, all insurance loss proceeds Shall be held in shares for the Trust and the owners of damaged Units in proportion to the respective costs or repair or restoration of the damaged portions of the common areas and facilities and of each damaged Unit, with each share to be disbursed to defray the respective costs of repair or restoration of the damaged common areas and facilities and damaged Units and with any excess of any such share of proceeds above such costs of repair or restoration to be paid to the Trust or Unit Owner for Whom held upon completion of repair or restoration; but pursuant to Section 5, Article 5 restoration or repair is not to be made, all insurance loss proceeds shall be held as common funds of the Trust and applied for the benefit of Unit Owners in proportion to their percentage interests as listed in Section 1, Article 4 if the Condominium is totally destroyed and, in the event of a partial destruction, to those Unit Owners who have suffered damage in proportion to the damage suffered by them. such an application for the benefit of Unit Owners shall include payment directly to a Unit Owners' mortgagee if the mortgage with respect to such unit so requires.
6. Such master policies shall contain (1) waivers of subrogation as to any claims against the Trust, the Unit Owners, and their agents and employees and against the Unit Owners and their respective employees, agents and guests, (2) waivers of any defense based on the conduct of any insured, and (3) provisions to the effect that the insurer shall not be entitled to contribution as against casualty insurance which may be purchased by individual Unit owners as hereinafter permitted.
7. Each Unit Owner or his mortgagee may Obtain additional insurance at his own expense, provided that all such insurance shall contain provisions similar to those required to be contained in the Trust's master policies on account of any casualty loss are reduced due to proration with insurance individually purchased by a Unit Owner, such Unit Owner agrees to assign the proceeds of such individual insurance, to the extent of the amount of such reduction, to the trustees to be distributed as herein provided. Each Unit Owner shall promptly notify the trustees of all improvements made by him to his Unit, the value of which exceeds one thousand dollars and such Unit Owner Shall pay to the trustees as an addition to his share of the common expenses of the Condominium otherwise payable by him any increase in insurance premium incurred by the Trust which results from such improvement,
8. F. The cost of such insurance shall be deemed a common expense assessable and payable as provided in Section 4, Article 5.