

11-114.

(a) Commencing not later than the time of the first conveyance of a unit to a person other than [a declarant] THE DEVELOPER, the council of unit owners shall maintain, to the extent reasonably available:

(1) Property insurance on the common elements and units, exclusive of improvements and betterments installed in units by unit owners, insuring against [all] THOSE risks of direct physical loss commonly insured against [or, in the case of a conversion condominium, against fire and extended coverage perils], IN AMOUNTS DETERMINED BY THE COUNCIL OF UNIT OWNERS BUT NOT LESS THAN ANY AMOUNTS SPECIFIED IN THE DECLARATION OR BYLAWS [The total amount of insurance after application of any deductibles may not be less than 80 percent of the actual cash value of the insured property, exclusive of land, excavations, foundations, and other items normally excluded from property policies]; and

(2) Comprehensive general liability insurance, including medical payments insurance, in an amount determined by the [board of directors] COUNCIL OF UNIT OWNERS, but not less than any amount specified in the declaration OR BYLAWS, covering [all] occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use, ownership, or maintenance of the common elements.

(b) [If the insurance described in subsection (a) is not maintained, the council of unit owners promptly shall cause notice of that fact to be hand delivered or sent prepaid by United States mail to all unit owners.] THE COUNCIL OF UNIT OWNERS SHALL GIVE NOTICE TO ALL UNIT OWNERS OF THE TERMINATION OF ANY INSURANCE POLICY WITHIN 10 DAYS OF TERMINATION. The declaration OR BYLAWS may require the council of unit owners to carry any other insurance, and the council of unit owners in any event may carry any other insurance it deems appropriate to protect the council of unit owners or the unit owners.

(g) (4) If the unit owners vote not to rebuild any unit, that unit's entire common element interest, votes in the council of unit owners, and common expense liability are automatically reallocated upon the vote as if the unit had been condemned under [§ 11-115] § 11-112, and the council of unit owners promptly shall prepare, execute, and record an amendment to the declaration reflecting the reallocations. Notwithstanding the provisions of this subsection, § 11-123 governs the distribution of insurance proceeds if the condominium is terminated.

(H) THE COUNCIL OF UNIT OWNERS SHALL MAINTAIN AND MAKE AVAILABLE FOR INSPECTION A COPY OF ALL INSURANCE POLICIES MAINTAINED BY THE COUNCIL OF UNIT OWNERS.