

coverage for the condominium property including its Common Elements and Limited Common Elements, and all parts of the building, both exterior and interior, (which may include a standard deductible provision), together with adequate public liability insurance protecting the condominium, its members and the Association against claims for damages or injuries resulting from or suffered by reason of the management, operation or occupancy of said condominium or Condominium Parcels thereof as more specifically set forth in Paragraph 17. Said Common Expenses shall also include the cost of maintaining and operating the Common Elements and the Limited Common Elements and the operating expenses of the Association in connection with the operation of the condominium regime, including its employees, but no officer or director of the Association shall be salaried as such. Said Common Expenses shall also include real and personal property taxes, if any, assessed against the Common Elements and Limited Common Elements as well as any special assessments against such property by the municipalities, counties and other taxing authorities, and shall include such other expenses as may be determined from time to time by the Board of Directors and which shall be allowed as a matter of law. Taxes or assessments levied or assessed against a Condominium Parcel shall be paid by the Unit Owner thereof and shall be excluded from Common Expenses. The enumeration of Common Expenses set forth herein is not exclusive.

15. Lien for Unpaid Assessment. The Association is entitled to a lien upon a Condominium Parcel for any unpaid assessment and the method of enforcing such lien shall be as set forth in S. C. Code of Laws §27-31-210 (1976), as amended, as the same shall exist from time to time. Such lien shall also secure a reasonable attorney's fee and court costs incurred by the Association incident to the collection of such assessment or enforcement of such lien which the Unit Owner hereby agrees to pay. If such lien be foreclosed, the delinquent Unit Owner shall be required to pay a reasonable rental for the

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