

ARTICLE VI

VGL 1172 REC 138

The Association

1. Sharing Association Expenses, Reserves and Surplus. The Association shall levy assessments for Association Expenses and Reserves ("Assessments") against the Townhome Parcels in accordance with Exhibit E attached hereto and made a part hereof. If the Association determines that any Association Surplus should be distributed to its membership, such distribution shall be made in accordance with Exhibit E and the Association Documents.
2. Payment. The Association shall fix the date(s) for payments of Assessments; provided, that said dates shall be not less frequently than quarterly. Each Owner shall pay the Assessments levied against his Townhome Parcel when due.
3. Special Assessments. In the event of any actual or anticipated shortage in the Assessments for Association Expenses and Reserves, the Association may levy special assessments ("Special Assessments") against the Townhome Parcels in amounts sufficient to cover the shortage and specify the date(s) on which the Special Assessments shall be due, all in accordance with the Association Documents and Exhibit E.
4. Extraordinary Assessments. The Association shall assess an Owner's Townhome Parcel(s) for (1) the amount of any costs, fees and expenses incurred by the Association pursuant to Article VI of this Declaration or for enforcing the terms and conditions of the Articles of this Declaration; and (2) the amount of any fines imposed against the Townhome Parcel(s) pursuant to Article VI. Any such assessment shall be an "Extraordinary Assessment," and the Townhome Parcel affected by any such Extraordinary Assessment shall be obligated for such Assessment without regard to the provisions of Exhibit E.