

4131-132

respective monthly assessment one-twelfth (1/12) of his proportionate share of the amount designated in the estimated annual budget as Annual Assessments. The proportion share of the Annual Assessments attributed to each Unit shall be equal, irrespective of the relative ownership by such Unit owner in the General Common Elements.

Until the annual budget for a fiscal year is sent to each member by the Board, the member shall continue to pay that amount which had been established on the basis of the previous estimated annual budget.

If any member shall fail or refuse to make payment of his proportionate share of the common expenses when due, the amount thereof shall constitute a lien on the interest of such member in the Property. The Association and the Board shall have the authority to exercise and enforce any and all rights and remedies provided in the Horizontal Property Act, the Master Deed, or these By-Laws, or are otherwise available at law or in equity for the collection of all unpaid assessments.

Section 4. If at any time during the course of any fiscal year, the Board shall deem the amount of the membership assessments to be inadequate by reason of a revision in its estimate of either expenses or other income, the Board shall prepare and cause to be delivered to the members a revised estimated annual budget for the balance of such fiscal year and thereafter monthly assessments shall be determined and paid on the basis of such revision, so long as it does not violate the limitations on such increases set forth in the Master Deed.

Section 5. Upon the purchase of each Unit from the Developer, or at any time thereafter, at the request and at the option of the Board of Directors, each Unit owner, not including the Developer, shall deposit with the managing agent of the property, or as may be otherwise directed by the Board, an amount equal to double the monthly assessment relating to such owner's Unit. Such amount shall be held, together with the amounts similarly deposited by the other Unit owners, as an operating reserve for common expenses and shall be used and applied from time to time as may be needed toward meeting

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4328 RV-2