

provisions of the Declaration, By-Laws and any Articles of Incorporation will give rise to a cause of action in the Association and any aggrieved unit owner for the recovery of damages, or for injunctive relief, or both.

N. Each holder of a first mortgage lien on a unit who comes into possession of the unit by virtue of foreclosure of the mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser at a foreclosure sale, will take the unit free of any claims for unpaid assessments and charges against the unit which accrue prior to the time such holder comes into possession of the unit, except for claims for a pro rata share of such assessments or charges resulting from a pro rata reallocation of such assessments or charges to all Project units including the mortgaged unit.

O. The Board hereby agrees to give the Federal Home Loan Mortgage Corporation (PHLMC) notice in care of the Servicer of any mortgage in said Regime owned by PHLMC at Servicer's address, notice in writing of any damage to a condominium unit in said Regime covered by a mortgage purchased in whole or in part by PHLMC in excess of One Thousand and No/100 Dollars (\$1,000.00).

XXIV. RIGHTS OF ACTION. The Association and any aggrieved unit owner shall be granted a right of action against unit owners for failure to comply with the provisions of this Declaration, including By-Laws, or with decisions of the Association which are made pursuant to authority granted the Association in such documents. Unit owners shall have similar rights of action against the Association.

XXV. CONDEMNATION.

A. Partial Taking Without Direct Effect on Units. If part of the property shall be taken or condemned by any authority having the power of eminent domain, such that no Unit nor any part thereof is taken, and no part of a Limited Common Area to which a Unit has exclusive use is taken, then all compensation and damages for and on account of the taking of the Common Areas, exclusive of compensation for consequential damages to certain affected Units, shall be payable to the Board of Directors as Trustees for all