

ARTICLE IV

Section 1. CREATION OF PERMANENT CHARGE AND LIEN OF ASSESSMENTS;
PERSONAL OBLIGATION OF OWNERS: REMEDIES OF ASSOCIATION.

(a) Each of the lots described in Article II, Section 1(a) hereof is hereby made subject to a lien and permanent charge in favor of The Association for annual assessments, and special assessments, and each lot hereafter made subject to this Declaration shall automatically be subjected to said lien and permanent charge at the time such lot is made subject to this Declaration. Such annual and special assessments shall be fixed, established and collected as hereinafter provided. Any and all of said assessments, together with interest thereon, if any, as hereinafter provided, shall constitute a permanent charge upon and a continuing lien on the lot to which such assessments relate, and such permanent charge and lien shall bind such lot in the hands of any and all person.

(b) Each owner or part-owner of any lot which is or shall become subject to this Declaration, by acceptance of a deed or other conveyance therefor, or by filing a supplementary declaration making such lot subject to this Declaration, whether or not it shall be so expressed in such document, whether or not such document shall be signed by such owner, and whether or not such owner shall otherwise consent in writing, shall be deemed to covenant, promise and agree to pay to The Association annual assessments and special assessments, such annual and special assessments to be fixed and collected from time to time as hereinafter provided; and any person or persons who was or were the owner or owners of any lot or lots subject to assessment by The Association at a time when any assessment came due with respect to such lots shall be personally obligated to pay such assessment, together with interest thereon, if any. The personal obligation of any owner to pay any assessment which is due or delinquent, and interest thereon, if any, at a time when such owner transfers his lot to another shall not pass to his successor in title unless expressly assumed by such successor in title;

(c) The permanent charge, the lien and the personal obligation hereby created may be enforced by The Association in any appropriate proceeding in law or in equity, and, in addition, The Association shall be entitled to recover costs and reasonable attorneys fees.