

when the assessments come due and the amounts of all assessments paid or unpaid. In making the assessment roll, the unit is treated as such and no division shall be made because the unit is owned by more than one person. A certificate made by the Board of Directors as to the status of a unit owner's assessment account shall limit the liability of any person for whom made other than the unit owner. The Board of Directors, or its agents, shall issue to the first mortgagee, upon its demand, a certificate showing the status of the assessment due from the unit owner and shall also issue such certificates to such persons as the unit owner may request in writing and to the grantee of any owner.

6. The owner of a unit and his grantee shall be jointly and severally liable for all unpaid assessments due and payable at the time of a conveyance but without prejudice to the right of the grantee to recover from the grantor the amount paid by the grantee therefor, and a purchaser of a unit at a foreclosure sale or an institutional mortgagee accepting a deed in lieu of foreclosure, shall be liable only for assessments coming due after such sale or acceptance of deed or for that portion of the assessments prorated for the period after the date of such sale or acceptance of deed, provided, such liability may not be avoided by waiver of the use or enjoyment of the unit or by abandonment of the unit for which the assessments are made. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectible from all unit owners in the property, excluding such acquirer, his grantees, heirs, successors and assigns.

7. Upon the failure of the owner of any unit to pay any assessments due by the due date, the Association shall have a lien upon each unit for such unpaid assessment, together with a lien upon all tangible personal property located within said unit, except that such lien upon tangible personal property shall be

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