

annual Assessments levied by the Association shall be collected by the treasurer or his authorized agent as provided in Section 6 of this Article III.

The annual Assessments shall not be used to pay for the following:

(a) Casualty insurance of individual Owners on their possessions within the Units, and liability insurance of such Owners insuring themselves and their families individually, which shall be the sole responsibility of such Owners;

(b) Telephone, gas, or electrical utility charges for each Unit which shall also be the sole responsibility of the Owners of such Units.

Developer anticipates that pursuant to the Act that ad valorem taxes and other governmental assessments, if any, upon the property will be assessed by the taxing authority upon the Unit Owners, and that each assessment will include the assessed value of the Condominium Unit and of the undivided interest of the Unit Owner in the General Common Elements and Limited Common Elements. Any such taxes and governmental assessments upon the property which are not so assessed shall be included in the Association's budget as a recurring expense and shall be paid by the Association as a Common Expense. Each Unit Owner is responsible for making his own return of taxes and such return shall include such Owner's undivided interest in the General Common Elements and Limited Common Elements as such undivided interest is determined by law for purpose of returning taxes. If no provision is made by law or the taxing authorities for the determination of an Owner's share of the undivided interest in the General Common Elements and Limited Common Elements, each Owner shall return that percentage of the undivided interest in the General Common Elements and Limited Common Elements, each Owner shall return that percentage of the undivided interest in the General Common Elements and Limited Common Elements attributable to his Unit under Exhibit "C".

Section 5. In addition to the annual Assessments, the Association may levy in any calendar year, special Assessments for the purpose of supplementing the annual Assessments if the same are inadequate to pay the Common Expenses and of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of the Limited Common Elements, the General Common Elements, including the necessary fixtures and personal property related thereto; provided, however, that any such special Assessments subsequent to the first annual meeting of the members as provided in the By-Laws