

## A. Share of Expense.

1. Common Expenses. Common expenses are those which under this Declaration are to be borne by all co-owners and shall be the liability of all co-owners, but every residence owner (including the Developer but only with respect to residences owned by the Developer for which certificates of occupancy shall have been issued) shall be liable for only that fractional interest of common expenses equal to that residence owner's percentage undivided interest of ownership in the common areas and facilities at the time the common expense is incurred, adjusted by excluding from such computation of undivided interest any residence owned by the Developer for which no certificate of occupancy has then been issued.
2. Individual Expense. Each residence owner shall be liable for all expenses attributable to his ownership, use or occupancy of his residence, except only the common expenses above stated for which the Association is liable. Such individual expense shall include but not be limited to taxes on the residence and undivided interest in the common area and facilities and the electricity used by the residence.

B. Accounts. All sums collected from assessments (except for reserves which shall be maintained in a separate account and not used for operation) may be mingled in a single fund but they shall be held in trust for the residence owners in the respective shares in which they are paid, and shall be credited to accounts from which shall be paid the expenses for which the respective assessments are made. Such accounts shall be a common expense account to which shall be credited collections of assessments for common expenses.

C. Assessments for Recurring Expense. Assessments for recurring expense for each expense account shall include the estimated expenses chargeable to the account. Assessments for recurring expenses shall be made for

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