or enforcement of such lien which the Unit Owner hereby agrees to pay. If such lien be foreclosed, the delinquent Unit Owner shall be required to pay a reasonable rental for the Condominium Parcel during the pendency of the foreclosure, and the Association shall be entitled to the appointment of a Receiver to collect the same, and such rental shall also be secured by the lien.

19. <u>Special Assessments</u>. The board of directors of the Association may impose special or individual assessments on Unit Owners for the cost and expense of repairs or replacements within an individual Unit for which said Unit Owner is responsible, which repairs he has failed or refused to make and which, if not made, impair or endanger the use or value of the Common Elements or other condominium Units, and said Association is granted a right of entry into each condominium Unit to make repairs or replacements of this character necessary or required in the common interest, including the right to abate or eliminate any nuisance, or any condition deemed hazardous by the insurance underwriters. The lien conferred by S. C. Code ¢27-31-210 (1976), as amended, shall extend to and include such special assessments which may be enforced as a regular assessment upon the same terms and conditions provided therefor.

20. <u>Condominium Regime Insurance</u>. The insurance which shall be carried upon the condominium regime shall be governed by the following provisions:

20.1 All insurance policies (except as hereinafter allowed) shall be purchased by the Association for the benefit of the Association and the Unit Owners and their respective mortgagees as their interests may appear and shall provide for the issuance of certificates of insurance and mortgagee endorsements to the holders of first mortgages on the Units of any of them and, shall provide that the insurer waives its right of subrogation as to any claim against Unit owners, the Association and their respective servants, agents and guests. Such policies and