

lien is satisfied. Each Owner shall be liable for his portion of each Assessment coming due thereafter until the claim of lien is satisfied. Each Owner shall be liable for his portion of each Assessment coming due while he is the Owner of a Townhome and his grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of a conveyance but without prejudice to the rights of the grantee to recover from the grantor the amounts paid by the grantee therefor; provided, however, that any such grantee shall be entitled to a statement from the Board of Directors setting forth the amount of the unpaid Assessments against the grantor and such grantee shall not be liable for, nor shall the Townhome conveyed be subject to a lien for, any unpaid Assessments against the Grantor in excess of the amount therein set forth. The Purchaser of a Townhome at a judicial or foreclosure sale shall be liable only for Assessments coming due after the date of such sale.

Section 2. Purpose of Assessments. The Assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents of the Property and in particular for the improvement and maintenance of the Property, services and facilities devoted to this purpose and related to the use and enjoyment of the General and Limited Common Elements and of the Townhomes situated upon the Property. Such Assessments shall include, but shall not be limited to, funds for the actual costs to the Association of all administration, insurance, repairs, replacements and maintenance of the Townhome's and General and Limited Common Elements as may be required by the Master Deed and as may from time to time be authorized by the Association's Board of Directors. Other facilities and activities to be paid for by means of such Assessments include management fees, mowing grass, caring for the ground, landscaping, exterior roofing (shingles) and outer surfaces of exterior walls of the Townhomes, garbage pickup, water and sewerage services furnished to Townhomes by the Association, and other charges as may be required by this Master Deed or that the Association's Board of Directors shall determine to be necessary to meet the primary purposes of the Association, including the establishment and maintenance of a