

collection of such charges as a debt or foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this Article XIV shall be in favor of the Association and shall be for the benefit of all other Owners. The Association, acting on behalf of the Owners, shall have the power to bid in the Office at any Foreclosure sale and to acquire, hold, lease, mortgage and convey the same. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the General Common Elements or abandonment of his Office.

Section 9. Priority of Lien. The lien of the Assessments provided for in this Article XIV shall be prior and superior to all other liens except only (a) ad valorem taxes and (b) all sums unpaid on a first mortgage of record. The sale or transfer of any Office shall not affect the Assessments lien; provided, however, that the sale or transfer of any Office pursuant to the foreclosure of a first mortgage thereon, shall extinguish the lien of such Assessments as to the payments thereon which became due prior to such sale or transfer. No sale or transfer shall relieve such Office from liability for any Assessments thereafter becoming due or from the lien thereof.

Section 10. Exempt Property. Both Offices in the Development shall be exempt from the Assessments created herein until each is conveyed by the Developers to another Owner; provided, however, that all such Offices owned by the Developers and not so conveyed by it shall be and become subject to such Assessments at such time as the Developers deliver management of the Regime to the Association, whereupon such Assessments shall be imposed at such rates and on such terms and conditions as may then be applicable to all Offices conveyed by the Developer prior thereto. Except as provided herein, no land or improvements devoted to dwelling use and no undivided interest in the General and Limited Common Elements shall be exempt from said Assessments.

XV.

REMEDIES

In the event of any default by any Office Owner under the provisions of this Master Deed, the aforesaid Horizontal Property Act,

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