

4. Not more than thirty (30) days prior to the beginning of each calendar year, commencing with the calendar year 1974, the Board of Directors shall estimate common expenses to be paid during such year and the sum to be assessed to the unit owners for the payment of such common expenses; if such estimated sums prove inadequate for any reason, including nonpayment of any unit owner's assessment, the Board of Directors, at any time, may levy a further assessment to make up the needed sum which shall be assessed to the unit owners in such percentages as above described, and, if an annual assessment is not made as required, a payment in the amount required by the last prior assessment shall be due upon each assessment date until charged by a new assessment; each unit owner shall be obligated to pay to the Association any assessment against him, made pursuant to this paragraph, in equal monthly installments on or before the 10th day of each month during such year, or in such other reasonable manner as the Board of Directors shall designate; provided, however, that prior to the calendar year 1974, the assessment for estimated common expenses shall be as determined by the Developer. It is understood that any assessment fixed hereunder is based upon the projection and estimate of common expenses and may be in excess of or less than the sum actually required to meet the cash requirements of the Association. Upon determination of the common expenses or such other assessments as may be determined by the Board of Directors, notice thereof shall be promptly given to the owners of all units.

5. Notwithstanding any other language or provision to the contrary, no assessment shall be made against the owner of any unit until the Developer has certified to the Association that the particular unit is completed and ready for occupancy.

6. The assessment against all unit owners shall be set forth upon the roll of units which shall be available