

contract shall require the written consent of First Federal before it shall be of any force and effect. First Federal shall be required to give notice of its consent or non-consent within thirty (30) days after delivery to it by the Association of the proposed maintenance or management contract or its failure to so act within said period of time will be deemed to constitute its consent. First Federal shall have the right to terminate with cause any such contract upon thirty (30) days' written notice, and no liability shall attach to it in the event of such termination. The consent of First Federal shall be required only so long as it is the owner of a mortgage encumbering a unit or the owner of a unit in this condominium property, and thereafter no such consent shall any longer be required.

#### ARTICLE X

#### ASSESSMENTS-LIENS-DEFAULT

1. The Board of Directors of the Association has heretofore been charged with the authority and responsibility for administering the operation and management of Williams at North, Horizontal Property Regime, and has been authorized and directed to make, levy and collect assessments for the common expenses of the Association or for such other reasonable expenses as may be levied and directed by the Board of Directors.

2. All assessments levied against the owners of units shall be uniform and, unless specifically otherwise provided for, each unit owner's percentage of common expense shall equal his percentage of undivided interest in the general common elements and limited common elements as shown on Exhibit C attached hereto.

3. All assessments collected may be mingled into a single fund, but such fund shall be held in trust for the unit 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.