

- M. The right of a unit owner to sell, transfer, or otherwise convey the owner's unit will not be subject to any right of first refusal or any similar restriction in favor of the Owner's Association.
- N. The failure of any unit owner to comply with the provisions of the Declaration, By-Laws and any Articles of Incorporation will give rise to a cause of action in the Owners Association and any aggrieved unit owner for the recovery of damages, or for injunctive relief, or both.
- O. Each holder of a first mortgage lien on a unit who comes into possession of the unit by virtue of foreclosure of the mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser at a foreclosure sale, will take the unit free of any claims for unpaid assessments and charges against the unit which accrue prior to the time such holder comes into possession of the unit, except for claims for a pro-rata share of such assessments or charges resulting from a pro-rata reallocation of such assessments or charges to all Project units including the mortgaged unit.

IN WITNESS WHEREOF, the undersigned hereby sets its hand and seal the day and year first above written.

IN THE PRESENCE OF:

Philip H. Grayson, Jr.  
Charlotte S. Adrows

William N. Miller, Jr.  
 WILLIAM N. MILLER, JR.  
Joe W. Hiller  
 JOE W. HILLER

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