

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 grounds, 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 reserve for repairs, replacements and maintenance and other charges as specified herein. (All of the above are herein sometimes referred to as "Common Expenses") It is anticipated that ad valorem taxes and governmental assessments, if any, upon the Property will be assessed by the taxing authorities upon the Townhome Owners, and that each such Assessment will include the assessed value of the Townhome and of the undivided interest of the Townhome Owner in the General and Limited Common Elements. Any such taxes and Special Assessments upon the Property which are not so assessed shall be included in the budget of the Association as recurring expenses and shall be paid by the Association as a Common Expense. Each Townhome Owner is responsible for making his own return of taxes and such return shall include such Owner's undivided interest in the General and Limited Common Elements. The Developer plans to construct one or more tennis courts and related parking facilities on a tract of land adjacent