

co-owner, or for damages or injunction or specific performance or for judgment for payment of money and collection thereof, or for any combination or remedies, or for any other relief. All expenses of the Association in connection with any such actions or proceedings, including court costs and attorneys' fees and other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the highest rate permissible under the laws of South Carolina at the time paid, shall be charged to and assessed against such defaulting Unit co-owner, and shall be added to and deemed a part of his respective share of the common expenses, and the Association shall have a lien for all of the same, as well as for non-payment of his respective share of the common expenses, upon the Unit and ownership interest in the General Common Elements or such defaulting Unit co-owner and upon all of his additions and improvements thereto.

XXI.

ASSESSMENTS: LIABILITY, LIEN AND ENFORCEMENT

To properly administer the operation and management of the Project, the Association will incur, for the mutual benefit of all the co-owners of units, costs and expenses which will be continuing or non-recurring costs, as the case may be, which costs and expenses are sometimes herein referred to as "common expenses". To provide the funds necessary for such proper operation and management, the Association heretofore has been granted the right to make, levy and collect assessments against the co-owners of all Units, which shall be collected through the Oak Grove Village Condominiums Home Owners Association, Inc.

- A. All assessments levied against the co-owners of Units shall be uniform.
- B. The assessments levied against the co-owner of each Unit shall be payable in annual, quarterly or monthly installments, or in such other installments and at such times as may be determined by the Association.
- C. The Association shall include in the budget a sum to be collected and maintained as a reserve fund for replacement of General Common Elements and Limited Common Elements, which reserve fund shall be for the purpose of enable the Association to replace the roof and structural elements constituting a part of the General Common Elements and Limited Common Elements.