

the need therefor to the residence owners. Ten days after such notice, and failing disapproval in writing by owners of a majority of the total vote of the Association, the assessment shall become effective, and it shall be due after thirty days notice thereof in such manner as the Manager may require.

F. Assessment for Liens. All liens of any nature, including taxes and special assessments levied by governmental authority, which are a lien on a common area or common facility shall be paid by the Association as a common expense and shall be assessed against the residences in the same percentage as other common expenses are assessed.

G. Assessment Roll. The assessment for expenses for each expense account shall be set forth upon a roll of the residences which shall be available in the office of the Association for inspection at all reasonable times by residence owners. Such rolls shall indicate for each residence the name and address of the owner, the assessments for all purposes and the amounts paid and unpaid of all assessments.

H. Liability for Assessments. A residence owner will not be liable for the obligations of any other residence owner. A residence owner shall be liable for all assessments coming due while he is the owner of a residence and his grantees shall be jointly and severally liable for all unpaid assessments due and payable at the time of a conveyance but without prejudice to the rights of the grantee to recover from the grantor the amounts paid by the grantee therefor. Such liability may not be avoided by waiver of the use and enjoyment of any limited common or common elements, or by abandonment of the residence for which the assessments are made. In the event of the foreclosure of any mortgage upon a residence, conveyance of any such residence in lieu of such foreclosure, or judicial sale of any such residence, the person first acquiring title to such residence by reason of such foreclosure sale, deed in lieu of foreclosure, or judicial sale shall be liable only for assessments coming due thereafter or for that portion of due assessments prorated to the period after the date of such transaction to all residence including the mortgaged unit.