

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 Units 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 Units 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, maintenance and replacement of exterior roofing, outer surfaces of exterior walls of the Units, garbage pickup, water and sewerage services furnished to Units 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 Unit Owners, and that each such Assessment will include the assessed value of the Unit and of the undivided interest of the Unit 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 Unit Owner is responsible for making his own return of taxes (if and to the extent required by applicable tax laws) and such return shall include such Owner's undivided interest in the General and Limited Common Elements.