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(c) Special assessments for construction and reconstruction of structures, if any, located upon the Common Area, as hereinafter provided.

Such assessments shall be fixed, established, and collected from time to time as hereinafter provided.

The annual and special assessments, together with interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Lot and improvements against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of the Lot at the time when the assessment fell due. The personal obligation of an owner for delinquent assessments shall not pass to his successors in title unless expressly assumed by them and then only with the consent of the Association.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for promoting the recreation, health, safety and welfare of the residents in the Property; enforcing these covenants and the rules of the Association; improving and maintaining the Common Area and structures, if any, situated within the Common Area; paying the ad valorem property taxes, if any, accrued against property owned by the Association and any other governmental liens which may be assessed against such property; paying for premiums for all insurance policies the Association shall be required to keep in full force and effect; and providing the services and facilities for the

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