

excess of the amount therein set forth. The Purchaser of an Unit 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 Common Elements and of the Units situated upon the Property and facilities and services generally available to residents of the Swansgate community. Such Assessments shall include, but shall not be limited to, funds for the actual costs to the Association for all administration services, insurance, repairs, replacements and maintenance of the Unit's and General 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 ground, landscaping, exterior roofing (shingles) and outer surfaces of exterior walls of the Units, garbage pickup, elevator service and maintenance, sprinkler system, and the establishment and maintenance of a reserve fund for repairs, replacements and maintenance of General Common Elements. (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 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 and such return shall include such Owner's undivided interest in the General Common Elements.