

year, or in such reasonable manner as the Board of Directors shall designate; provided, however, that prior to the calendar year 1985, the assessment for estimated common expenses shall be as determined by the Declarant. It is understood that any assessment fixed hereunder is based upon the projection and estimate of common expenses and may be in excess of or less than the sum actually required to meet the cash requirements of the Association. Upon determination of the common expenses or such other assessments as may be determined by the Board of Directors, notice thereof shall be promptly given to the owners of all units.

5. The assessment against all unit owners shall be set forth upon the roll of units which shall be available at the office of the Board of Directors for inspection at all reasonable times by unit owners or their duly authorized representatives. Such roll shall indicate for each unit the name and address of the owner or owners, the assessments for all purposes, the dates when the assessments come due and the amounts of all assessments paid or unpaid. In making the assessment roll, the unit is treated as such and no division shall be made because the unit is owned by more than one person. A certificate made by the Board of Directors as to the status of a unit owner's assessment account shall limit the liability of any person for whom made other than the unit owner. The Board of Directors, or its agents, shall issue to the first mortgagee, upon its request, a certificate showing the status of the assessment due from the unit owner and shall also issue such certificates to such persons as the unit owner may request in writing and to the grantee of any owner.

6. The owner of a unit and his/her grantee shall be jointly and severally liable for all unpaid assessments due and payable at the time of a conveyance but without prejudice to the right of the grantee to recover from the grantor the amount paid by the grantee therefor, and a purchaser of a unit at a foreclosure sale or an institutional mortgagee accepting a deed in lieu of foreclosure, shall be liable only for assessments coming due after such sale or acceptance of deed or for that