

common elements and limited common elements as shown on Exhibit "C" attached hereto and as modified by Appendices One, Two and Three.

(C) All assessments collected may be mingled into a single fund, but such fund shall be held in trust for the unit owners in the respective shares in which they are paid, and shall be credited to accounts from which shall be paid the expenses for which the respective assessments are made.

(D) Not more than Thirty (30) days prior to the beginning of each calendar year, commencing with the calendar year 1984, the Board of Directors shall estimate common expenses to be paid during such year and the sum to be assessed to the unit owners for the payment of such common expenses; if such estimated sums prove inadequate for any reason, including nonpayment of any unit owner's assessment, the Board of Directors, at any time, may levy a further assessment to obtain the needed sum which shall be assessed to the unit owners in such percentages as above described, and if an annual assessment is not made as required, a payment in the amount required by the last prior assessment shall be due upon each assessment date until changed by a new assessment; each unit owner shall be obligated to pay to the Association any assessment against him, made pursuant to this paragraph, in equal monthly installments on or before the Tenth (10th) day of each month during such year, or in such reasonable manner as the Board of Directors shall designate; provided, however, that prior to the calendar year 1984, the assessment for estimated common expenses shall be as determined by the Developer. 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