

taxes, if any, assessed against the Common Elements and Limited Common Elements as well as any special assessments against such property by the municipalities, counties and other taxing authorities, and shall include such other expenses as may be determined from time to time by the board of directors and which shall be allowed as a matter of law. Taxes or assessments levied or assessed against a Condominium Parcel shall be paid by the Unit Owner thereof and shall be excluded from Common Expenses. The enumeration of Common Expenses set forth herein is not exclusive.

18. Lien for Unpaid Assessment. The Association is entitled to a lien upon a Condominium Parcel for any unpaid assessment and the method of enforcing such lien shall be as set forth in S. C. Code §27-31-210 (1976), as amended, as the same shall exist from time to time. Such lien shall also secure a reasonable attorney's fee and court costs incurred by the Association incident to the collection of such assessment or enforcement of such lien which the Unit Owner hereby agrees to pay. If such lien be foreclosed, the delinquent Unit Owner shall be required to pay a reasonable rental for the Condominium Parcel during the pendency of the foreclosure, and the Association shall be entitled to the appointment of a Receiver to collect the same, and such rental shall also be secured by the lien.

19. Special Assessments. The board of directors of the Association may impose special or individual assessments on Unit Owners for the cost and expense of repairs or replacements within an individual unit for which said Unit Owner is responsible, which repairs he has failed or refused to make and which, if not made, impair or endanger the use or value of the Common Elements or other condominium units, and said Association is granted a right of entry into each condominium unit to make repairs or replacements of this character necessary or required in the common interest, including the right to abate or eliminate any nuisance, or any condition deemed hazardous by the insurance underwriters. The lien conferred by S. C. Code §27-31-210 (1976), as amended, shall extend to and include such special assessments which may be enforced as a regular assessment upon the same terms and conditions provided therefor.

0508

4328 RV.2