

5. Obligation for Assessments. Each Townhome Parcel shall be subject to a lien running with the land for any assessment, whether Special, Extraordinary or for Expenses and Reserves, enforceable by foreclosure pursuant to South Carolina law. Said lien shall be prior and superior to all liens and encumbrances hereafter recorded except Mortgages as provided in Article VIII. Each Owner shall also be personally obligated for any such assessment incurred while that Person is an Owner, which obligation may be enforced jointly with or separate from enforcement of the lien against realty by foreclosure. In addition, any Owner acquiring a Townhome Parcel shall be jointly and severally obligated with any former Owner for any unpaid assessments against the Townhome Parcel without prejudice to any right of a successor in interest to recover from any predecessor in title any amount for which the latter was liable. No person shall have any obligation with respect to assessments that will become due as to a particular Townhome Parcel after he has ceased to be the Owner thereof.

6. Certificate as to Status of Payment. Upon written request of an Owner, the Association, or an officer of the Association as designated in the Association Documents, shall issue a certificate to that Owner giving the status of all assessments whether Regular, Special, or Extraordinary, accrued to the date of the certificate. The Association may provide for a charge for the issuance of such certificate. Notwithstanding any other provision of this Article, a bona fide purchaser of a Townhome Parcel from an Owner to whom such a certificate has been issued shall not be liable for any assessments that became due before the date of the certificate that are not reflected thereon and the Townhome Parcel acquired by such a purchaser shall be free of the lien created by this Article to the extent any such assessments are not reflected.