

ARTICLE VII.

Creation of Charge and Lien; Personal Obligation of Owner, Transfers

A. Charge and Lien on Lots: Each Lot defined in Article II, above, is hereby made subject to a lien and permanent charge in favor of Foundation for Annual and Special

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Assessments, and each Lot hereafter made subject to this Declaration shall automatically be subject to said lien and permanent charge at the time such Lot is made subject to this Declaration.

B. Personal Obligation of Owner: Each Owner of a Lot which is or shall become subject to this Declaration, by acceptance of a deed or other conveyance therefor, whether or not it shall be so expressed in such deed or conveyance, whether or not such document shall be signed by such Owner, and whether or not such Owner shall otherwise consent in writing, shall be deemed to be subject to this Declaration and deemed to covenant, promise and agree to pay Annual and Special Assessments Foundation.

C. Transfer of Ownership: It shall be the responsibility of the purchaser of a Lot from an Owner to call or write the Treasurer of the Foundation, or other designated representative, to determine the current assessments and if there are any past due assessments to be paid at closing. The purchaser shall also furnish to the Foundation their name, address, and telephone number where they wish to receive notices and billing for their assessments. A purchaser failing to collect the past due assessment from a former Owner shall remain liable for such past due assessments.