

(c) that there is hereby created a continuing charge and lien upon each Lot (and any Residence thereon) owned by him against which all such assessments are made to secure payment of such assessments and any interest thereon as provided in Paragraph 4.09 hereof and costs of collection including reasonable attorneys' fees;

(d) that such continuing charge and lien on such Lot (and any Residence thereon) binds such Lot and Residence in the hands of the then Owner, and the Owner's heirs, devisees, legal representatives, successors and assigns. Such charge and lien is superior to any and all charges, liens or encumbrances which may hereafter in any manner arise or be imposed upon such Lot (and any Residence thereon) whether arising from or imposed by judgment or decree or by any agreement, contract, mortgage, deed to secure debt, or other instrument, except (i) such liens for taxes or other public charges as are by applicable law made superior, (ii) the lien of any first priority Mortgage covering the Lot and/or the Residence thereon, and (iii) the lien of any secondary purchase money Mortgage covering the Lot and/or the Residence thereon, provided that neither the grantee nor any successor grantee of such Mortgage is the seller of the Lot or the Residence thereon;

(e) that no sale or transfer at foreclosure or in lieu of foreclosure shall relieve any Lot and any Residence thereon from liability for any assessment thereafter assessed; and

(f) that all annual, special and specific assessments (together with interest thereon as provided in Paragraph 4.09 of this Declaration and costs of collection including reasonable attorneys' fees) levied against any Lot (and any Residence thereon) owned by him during the period that he is an Owner shall be (in addition to being a continuing charge and lien against such Lot and any Residence thereon as provided in Paragraph 4.0 1(c) of this Declaration) a personal obligation which will survive any sale or transfer of the Lot and any Residence thereon owned by him; provided, however, that such personal obligation for delinquent assessments shall not pass to an Owner's successor-in-title unless expressly assumed by such successor.