

Association shall upon demand at any time furnish to any Owner liable for said assessment or any mortgagee, a certificate in writing signed by an officer of Association, setting forth the amount of unpaid assessments. Failure of Association to furnish said certificate within sixty (60) days of written demand therefore accompanied by a fee of \$5.00 sent by registered mail to the last known president, treasurer or statutory agent thereof shall discharge any lien for assessments levied prior to the date of the mailing of said demand.

Section 10. Effect of Non-Payment of Assessment: The Personal Obligation of Owner; The Lien; Remedies of Association. If the assessment is not paid on the date when due (being the dates specified in Section 8 hereof), then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then Owner to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them. In addition to the above, Association may deny use of Common Properties if assessments are delinquent.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of fifteen percent (15%) per annum, and Association may bring an action at law against Owner personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the cost of preparing and filing the complaint in such action, and in the event a judgement is obtained, such judgement shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the Court, together with the costs of the action.

Section 11. Subordination of the Lien, to, Mortgages. The lien of the assessment provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the properties subject to assessment; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

Section 12. Exempt Property. The following property subject to these restrictions shall be exempted from the assessments, charge and lien created herein: (a) all properties, to the extent of any easement or other interest therein, dedicated and accepted by the local public authority and devoted to public use; (b) all Common Properties; (c) all properties exempted from taxation by the laws of the State of Ohio, upon the terms and to the extent of such legal exemptions.

Notwithstanding any provisions herein, no land or improvements devoted to dwellings use shall be exempt from said assessments, charges or liens.