

the Amended Exhibit "B" attached to such Amended Condominium Declaration, and the lien of such mortgage shall automatically attach to such percentage of the Added Common Elements.

5. EFFECT ON ANNUAL BUDGET. In the event of an annexation, the period of the "Annual Budget" theretofore made for the calendar year in which said annexation occurs shall be deemed ended just as though it were December 31 of that year. Any excess collected for said shortened period shall be credited to and, any deficiency incurred during said shortened period, charged against the Owners of Units in the original Parcel in accordance with their percentages shown in Exhibit "B" before amendment. All reserves theretofore held by the Board shall continue to be so held.

Immediately after annexation the Board shall, pursuant to Article XVI hereof, determine the estimated Annual Budget for the balance of that calendar year and assessments shall be levied against all then Unit Owners during said remaining period in the manner provided in Article XVI, except that reference therein to "Exhibit 'B'" shall be to "Exhibit 'B' as amended upon the annexation". Owners of Units in the annexed property shall be required to pay for any expenses or liabilities incurred prior to the annexation only for their proportionate share of the prorata extent to which those expenses and liabilities are for continuing improvements or services to the Unit Owners after annexation.

6. PROVISIONS RELATING TO ADDITIONAL LAND. Portions of the Additional Land may be added at different times without limitation fixing the boundaries of such portions. Improvements may be on any portion of the Additional Land added on; provided, however, that in no event shall the improvements on the Additional Land added on contain more than three hundred (300) Units and no more than three hundred (300) Units per acre may be contained on any portion of the Additional Land added on pursuant hereto. The structures, improvements, buildings and Units will be designed so as in the sole discretion of the Developer to be compatible with the configuration of the Property in relation to density, use, construction and architectural style.

7. EASEMENT. There is granted hereby an easement over the Property, which easement shall be appurtenant to and for the benefit of all or any portion of the Additional Land over and on the Common Elements for the purposes of making improvements on the Additional Land, and for the purpose of doing whatever shall from time to time be reasonable, necessary and proper in conjunction therewith.

8. AMENDED DECLARATION. Any amendment to the Declaration adding any portion of the Additional Land may contain such complementary additions and modifications of the Declaration affecting the portion of Additional Land so added which are necessary to reflect the differences in character, if any, of the portion of Additional