

in default, shall bear interest from the due date at the rate of eight percent (8%) per annum and shall be a charge upon each Lot subject thereto. Such default shall constitute the grant of a lien to the Association upon such Lot and upon the ownership interest of any Owner of such Lot. Upon the occurrence of such default, the Association immediately may file a Notice of such lien stating the amount due, signed by the President and Secretary of the Association and duly acknowledged and witnessed, in the office of the Recorder of Cuyahoga County, Ohio. The Association shall give written notice of such default to any Member who is in arrears and if the amount owed is not paid within thirty (30) days of such notice, the Association may bring an action at law against the Owner or Owners 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 interest due and the costs of collection, including without limitation, the cost of preparing and filing a complaint in such action or actions and reasonable attorney's fees, and in the event a judgment is obtained, such judgment shall include the assessment as above provided and a reasonable attorney's fee fixed by the court together with the costs of the action. Statements in respect to the existence and amount of unpaid liens and assessments shall be provided by the Association to any prospective purchaser or mortgagee of any of the Lots upon request.

G. Exempt Property.

The following property shall be exempted from the assessments and liens created herein:

1. 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;

2. The Common Properties; and

3. All properties exempted from taxation by the laws of the State of Ohio, upon the terms and to the extent of such legal exemption.

Notwithstanding any other provisions herein, no Lot devoted to dwelling use shall be exempt from said assessments or liens.