

ENJOYMENT OF THE COMMON ELEMENTS, BOTH GENERAL AND LIMITED, OR BY THE ABANDONMENT OF THE CONDOMINIUM UNIT BELONGING TO HIM.

(D) THE CONTRIBUTION MAY PURSUANT TO A PROVISION IN THE BYLAWS, BE DETERMINED, LEVIED AND ASSESSED AS A LIEN ON THE BEGINNING OF EACH CALENDAR OR FISCAL YEAR, AND MAY BECOME AND BE DUE AND PAYABLE IN SUCH INSTALLMENTS AS THE BYLAWS MAY PROVIDE, AND THE BYLAWS MAY FURTHER PROVIDE THAT UPON DEFAULT IN THE PAYMENT OF ANY ONE OR MORE OF SUCH INSTALLMENTS, THE BALANCE OF SAID LIEN MAY BE ACCELERATED AT THE OPTION OF THE MANAGER, OR BOARD OF DIRECTORS AND BE DECLARED DUE AND PAYABLE IN FULL.

11-117. PRIORITY OF LIENS.

THE LIEN ESTABLISHED BY 11-116 OF THIS TITLE SHALL HAVE PREFERENCE OVER ANY OTHER ASSESSMENTS, LIENS, JUDGMENTS OR CHARGES OF WHATEVER NATURE, EXCEPT THE FOLLOWING:

(A) GENERAL AND SPECIAL ASSESSMENTS FOR REAL ESTATE TAXES ON THE CONDOMINIUM UNIT AND,

(B) THE LIENS OF ANY DEEDS OF TRUST, MORTGAGE INSTRUMENTS OR ENCUMBRANCES DULY RECORDED ON THE CONDOMINIUM UNIT PRIOR TO THE ASSESSMENT OF THE LIEN THEREON OR DULY RECORDED ON SAID UNIT AFTER RECEIPT OF A WRITTEN STATEMENT FROM THE MANAGER OR BOARD OF DIRECTORS REFLECTING THAT PAYMENTS ON SAID LIEN WERE CURRENT AS OF THE DATE OF RECORDATION OF SAID DEED OF TRUST, MORTGAGE INSTRUMENT OR ENCUMBRANCE.

(C) UPON A VOLUNTARY SALE OR CONVEYANCE OF A CONDOMINIUM UNIT ALL UNPAID ASSESSMENTS AGAINST A GRANTOR CO-OWNER FOR HIS PRO RATA SHARE OF THE EXPENSES TO WHICH 11-116 OF THIS TITLE REFERS SHALL FIRST BE PAID OUT OF THE SALES PRICE OR BY THE GRANTEE IN THE ORDER OF PREFERENCE SET FORTH ABOVE.

11-118. LIABILITY OF PURCHASER AND SELLER OF UNIT FOR AMOUNTS DUE UNDER §11-116; PURCHASER'S RIGHT OF RECOVERY; RIGHT TO STATEMENT OF UNPAID ASSESSMENTS.

(A) THE PURCHASER OF A CONDOMINIUM UNIT AT A VOLUNTARY SALE SHALL BE JOINTLY AND SEVERALLY LIABLE WITH THE SELLER FOR THE AMOUNTS OWED BY THE SELLER UNDER § 11-116 OF THIS TITLE UPON HIS INTEREST IN THE CONDOMINIUM UNIT UP TO THE TIME OF CONVEYANCE; WITHOUT PREJUDICE TO THE PURCHASER'S RIGHT TO RECOVER FROM THE SELLER THE AMOUNTS PAID BY HIM AS A JOINT DEBTOR.

(B) ANY SUCH PURCHASER, OR A LENDER UNDER A DEED OF TRUST, MORTGAGE OR ENCUMBRANCE, OR PARTIES DESIGNATED BY