

SCHEDULE A

MONTHLY OPERATION AND MAINTENANCE CHARGES

The monthly charges established each year shall be used by the Association to provide the following benefits to the owner-members:

- a. Painting and minor repairs and replacement of damaged unit buildings including all the common elements thereof, but not including painting or decorating of the interior of units
- b. Painting and decorating and minor repairs and replacement of damaged community recreational facilities and buildings, both exterior and interior.
- c. Payment of taxes and assessments and mortgages, if any, on community and recreational facilities of the Association.
- d. Maintenance of the common grounds, walks, roadways, landscaping of the community and recreational facilities of the Association.
- e. Maintenance of the common grounds, walks, roadways, and landscaping of the common elements of all Condominiums.
- f. Maintenance, repairs of plumbing lines and fixtures and electrical wiring in individual units; maintenance and repairs of air conditioners, heating units and appliances in individual units (any appliance purchased as optional equipment is not covered by maintenance).
- g. Operation of the following facilities for the use and enjoyment of members: Swimming pools, horseshoes, lakes, docks, community hall, two executive nine-hole golf courses, intra community bus transportation, shuffleboard, arts, and crafts facility, etc.
- h. Payment for all utilities for community and recreational facilities of the Association.
- i. For replacement of personal property of the Association.
- j. Bulk cable services and community closed circuit television facilities.
- k. Trash and snow removal.
- l. Fire, extended coverage, workman's compensation, theft, and public liability insurance covering all the community and recreational facilities of the Association and the common elements of the Condominiums, but not including personal liability and personal property of the individual owner-members.
- m. Administrative expenses of the Association including salaries for all paid employees of the Association (manager, guards, janitors, grounds-keepers, clerical personnel, etc.)
- n. Maintenance of the Encore patio roof structure.

SCHEDULE B

As LVW matured, there were concerns that assessments for common expenses (maintenance fees) would be equitably and fairly applied. The result of resident recommendation, Financial Committee review and the Board of Trustees guidance by existing By-laws, the following methodology was implemented through resolution. In summary:

1. All units will share equally in future increases in the budget.
2. Common expenses are shared based on the size of the unit
3. Recreation expenses are based on a per resident charge
4. Unit expenses will be shared equally by all units