

DRAKE LANDING CONDOMINIUM ASSOCIATION
Policy on Commercial Unit and Residential Unit Dues

The Drake Landing Condominium Association Policy on Commercial Unit and Residential Unit Dues is established this 27th day of January 2012 in accordance with the Governing Documents and is as follows:

The Drake Landing Board of Directors will establish HOA dues for all units annually. A base amount for all units will be established to cover HOA costs for standard services provided per square foot per month. In addition an Adjustment to Equalize services Provided will be added to all residential units for services provided above the standard. The formula to determine the Residential Adjustment to Equalize Services Provided will be: the sum of cable, garage maintenance, hot tub maintenance, hot tub chemicals, club house plumbing and heating and club house supplies divided by the residential square feet divided by 12. See below spreadsheet. Additional factors such as one time major expenses may be considered by the Board in determining the final cost.

Currently the base cost for all units is: \$0.3025 per square foot per month and the value added cost is \$0.0225 per square foot per month.

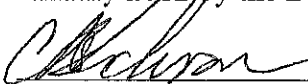
Formula to determine Residential Adjustment to Equalize Services Provided

Sum of Cable, garage maintenance, HT maintenance, HT chemicals, CH plumbing & heating and CH supplies

divided by residential sqft. Divided by 12

2010	Sqft residential	58,804
line 524 cable	\$12,045	
line 536 garage maint	\$800	
line 541 HT maint	\$900	
line 542 HT chemicals	\$900	
line 543 CH plumb & heat	\$0	
line 544 CH supplies	\$300	
Total	\$14,945	
Residential Adjustment		\$0.021
2011	Sqft residential	58,804
line 524 cable	\$12,548	
line 536 garage maint	\$252	
line 541 HT maint	\$3,238	
line 542 HT chemicals	\$2,328	
line 543 CH plumb & heat	\$4,277	
line 544 CH supplies	\$102	
Total	\$22,745	
Residential Adjustment		\$0.032

This Policy of the Drake Landing Condominium Association is adopted this 27th day of January 2012 by the Drake Landing Condominium Association Board of Directors.



DRAKE LANDING CONDOMINIUM ASSOCIATION
Policy on Condo Unit Remodels, Architectural Changes and Common Elements

The Drake Landing Condominium Association Policy on Condo Unit Remodels, Architectural Changes and Modifications to Common and Limited Common Elements is established this 27th day of January 2012 in accordance with the Governing Documents and is as follows:

Unit remodels are the responsibility of the Unit Owner; however, Unit Owners must submit a written request to the Drake Landing Board of Directors informing them of the remodel plan project to include details of remodel plans and receive written approval from the Drake Landing Board of Directors prior to beginning any remodel work. Permits must be pulled when appropriate and licensed and insured contractors must be used.

Changes to any Common or Limited Common Element at the complex are not permitted without prior written approval from the Drake Landing Board of Directors.

Architectural and Structural changes are not permitted without prior written approval from the Drake Landing Board of Directors.

Considerations and guidelines for approval include:

- how project will affect overall function of the complex
- how project will affect the overall aesthetics of the complex
- how project will affect other units
- project shall not impact other residents
- input will be solicited from all other Drake Landing Owners

- professional architectural review of project plans may be required
- a 1/4 inch drawing will be required for any projects affecting the exterior of the complex
- no materials are to be stored outside
- projects must be completed in a timely fashion with completion deadlines set by the Board of Directors
- a bond in the amount of 10% of the total cost must be posted to ensure proper completion

Final approval is at the sole discretion of the Drake Landing Board of Directors.

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