

SCHEDULE "B"

The following provisions form the Basis for Assessments of each lot area as currently shown on the attached Schedule "A".

All lots will be assessed a value equal to $1/64^{\text{th}}$ of the total costs associated with the dues assessed by the Association, equaling a common area percentage value of approximately 1.5625%.

Notwithstanding the foregoing, the Developer retains exclusive rights, prior to the closing and possession by a third party and final buyer, of the first home within the development as described in Schedule "A" to adjust the percentage of Common Elements and their respective assignments, based on the actual percentages of each lot as determined by the final recorded plat by the City of West Fargo. Such final assignment of percentage of common elements is to be adjusted by the Developer at this one time only, and once adjustments have been made, and attached as the Amended Schedule "B", the rights as defined in the paragraph shall end.