

## EXHIBIT "D"

### Assessment Obligations and Voting Rights

#### I. ASSESSMENTS

Assessments are computed as follows. Each Unit in the Community, whether or not shown upon recorded plat, shall be assigned one (1) point for each one thousand (1,000) square feet (rounded to the nearest one thousand (1,000) square feet) of land within the boundaries of that Unit ("land points"). Each Improved Unit (such term is defined below), whether or not shown upon a recorded plat, shall also be assigned three (3) points for each one thousand (1,000) square feet (rounded to the nearest one thousand (1,000) square feet) of gross floor area (including everything within the outer perimeter shell of the building or buildings thereon) in a structure which is part of the Unit ("building points"). "Improved Unit" as used herein, shall mean land upon which a structure has been erected where a Certificate of Occupancy has been obtained for any portion of such structure.

Total land points and building points shall be added together for all property subject to a particular assessment. The percentage of the total assessment to be levied on a particular Unit shall be computed by dividing the total points assigned to that Unit (including land points and building points) by the total points for all Units subject to the assessment. For example, a one hundred thousand (100,000) square foot unimproved Unit shall have one hundred (100) points. The same Unit improved with an office building containing fifty thousand (50,000) square feet of gross floor area shall have two hundred fifty (250) points.

The points to be allocated to a Unit for purposes of preparing the annual budget shall be determined as of the date that the annual budget is prepared.

When a Unit comes into existence or becomes an Improved Unit, the assessment for such Unit shall be computed using the above formula; provided, however, the amount of the assessment for a Unit that has come into existence or the amount of assessment increase for a Unit that has become an Improved Unit shall be adjusted pro rata based upon the number of days remaining in the fiscal year in which a Unit comes into existence or becomes an Improved Unit. The foregoing shall not be construed to require the proration of assessments for the fiscal year in which assessments commence as to Units and Improved Units in existence at the time that assessments initially commence. When a Unit comes into existence or becomes an Improved Unit assessments for other Units shall not be recomputed until the next annual budget is prepared.

#### II. VOTES

In any matter coming before the Association for a vote of the Members thereof, each Owner shall be entitled to one (1) vote for each land point and to one (1) vote for each building point assigned under Paragraph I, above.

EACH OWNER'S ASSESSMENT OBLIGATION AND VOTING RIGHT IS WEIGHTED AS PROVIDED ABOVE AND THIS DECLARATION SHALL NOT BE CONSTRUED AS CREATING AN EQUAL ASSESSMENT OBLIGATION OR VOTING RIGHT FOR EACH OWNER.