

Kaniksu Sands on Priest Lake
Projected Fees *

Community Association Fees - All Owners

| | <u>Monthly</u> | <u>Annual</u> | |
|--|----------------|-----------------|-------------|
| <i>Exclusive Use Utilities</i> | | | |
| Sewer (Granite Reeder Sewer District) | ~\$65.00 | LID Fee | |
| Electricity | metered | | |
| Propane | metered | | |
| <i>Community Association Fees</i> | | | |
| Common Facilities Maintenance | 76.00 | | 60% |
| Garbage Disposal | 37.00 | | 29% |
| Water Sytem Testing & Maintenance (Community Water System) | 13.00 | | 10% |
| | 126.00 | 1,512.00 | 100% |

Condominium Association Fees - Condominium Owners Only

| | <u>Monthly</u> | <u>Annual</u> | |
|--|----------------|-----------------|-------------|
| <i>Condominium Association Fees</i> | | | |
| <i>Common Area & Building Exterior Maintenance</i> | | | |
| Building Exterior Maintenance | 25.00 | | 20% |
| Landscape Maintenance & Snow Removal | 65.00 | | 51% |
| Reserve Fund | 37.00 | | 29% |
| | 127.00 | 1,524.00 | 100% |

* Community Association and Condominium Association fees are estimated for the first year of operation on a "best effort" basis using current information. The associations will come into effect upon reaching 90% occupancy of the community and each condominium building respectively. Until that time BK Hill, LLC will collect the fees and manage the property on behalf of the owners. After the respective associations are formed and the boards of directors are elected then the respective associations will each collect their own fees for payment to BK Hill, LLC who will continue to manage the property on behalf of the owners.

"Kaniksu Club"
Clubhouse & Recreational Facilities
Membership Priveleges

| | | |
|--|-----------------------------|---------------------|
| Full Membership - 37 Original Owners | Included in Purchase | |
| <i>Reserved Boat Slip</i> | Included | |
| <i>Full Access to Beach, Volleyball, Pool, Tennis, Exercise Room</i> | Included | |
| <i>Guest Priveleges</i> | Included | |
| <i>Booking of Clubhouse for Special Events</i> | No Charge | |
| Full Membership - Annexed Owners | 61,000 | lifetime |
| <i>Reserved Boat Slip</i> | Included | |
| <i>Full Access to Beach, Volleyball, Pool, Tennis, Exercise Room</i> | Included | |
| <i>Guest Priveleges</i> | Included | |
| <i>Booking of Clubhouse for Special Events</i> | No Charge | |
| Associate Membership - Non-Owners | 1,200.00 | per annum |
| <i>Access to Beach, Volleyball, Pool (12:00 pm to 5:00 pm only)</i> | Included | |
| <i>Guest Priveleges</i> | 10.00 | per guest per visit |
| <i>Booking of Clubhouse for Special Events</i> | Fee TBD | |
| Public | | |
| <i>Access to Dining Room & Patio Only</i> | No Charge | |
| <i>Booking of Clubhouse for Special Events</i> | Fee TBD | |